

Land off Arundel Road, Fontwell

Planning Statement (including Heritage and
Affordable Housing Statement)

DHA/37046
March 2026



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Appendix 1 - Vivid Letter

1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 This Planning Statement has been prepared by DHA Planning on behalf of Harlequin Developments ("the Applicant"), in support of a Detailed Planning Application in respect of land off Arundel Road, Fontwell.
- 1.1.2 The full description of the development is as follows:
- "Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure".*
- 1.1.3 The Site is allocated for residential development under policy HP18 of the Walberton Neighbourhood Plan. This application follows a previous Outline Planning Application (WA/74/24/OUT) on Site for 56 residential dwellings and a stand-alone community building. That application was submitted to Arun District Council in August 2024, 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 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Section 106 provisions concerning the transfer of land for the community building, and the application was therefore withdrawn at the end of 2025 (02/12/205).
- 1.1.4 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.
- 1.1.5 Accordingly, following pre application advice with Arun District Council in February 2026, 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. The application also seeks detailed planning permission, rather than outline to support immediate delivery of much needed housing in the district.
- 1.1.6 This Planning Statement provides an overview of the Site and proposals. It assesses the planning merits of the application against the adopted Development Plan and other material considerations including National Planning Policy guidance. It concludes the proposed development will deliver a high quality residential scheme. The proposals accord with adopted planning policy and in the case of any variation, the benefits of the proposals will significantly and demonstrably outweigh any harm. The development should therefore be approved without delay.

1.2 STATEMENT STRUCTURE

- 1.2.1 The structure of this Planning Statement is as follows:

- Section 2 sets out the context of the Site, the surroundings and the relevant planning history;
- Section 3 summarises the proposed development;
- Section 4 details the pre-application engagement that has taken place;
- Section 5 reviews the planning policy context by which the planning application will be considered;
- Section 6 considers all relevant planning considerations;
- Section 7 draws conclusions as to why the development is considered acceptable.

1.3 SUPPORTING DOCUMENTS

1.3.1 The application is supported by a range of application plans and documents.

DOCUMENT	AUTHOR
Completed Application Form	DHA Planning
Cover Letter	DHA Planning
CIL Form 1	Harlequin Developments
Design & Access Statement	ECE Architecture
Flood Risk Assessment and Drainage Strategy	DHA Infrastructure
Transport Assessment (including access plans in Appendices)	DHA Transport
Travel Plan	DHA Transport
Noise Impact Assessment	Acoustic South East
Arboricultural Impact Assessment	David Archer Associates
Ecological Assessment and BNG Design Report	Derek Finnie Associates
Habitat Regulations Assessment	Derek Finnie Associates
BNG Assessment Spreadsheet	Derek Finnie Associates
Archaeology DBA (as submitted previously)	TVAS South
Energy and Sustainability Statement	Ecolytik
Overheating Risk Assessment	Ecolytik
Landscape Design Strategy	Lizard
Ground Investigation (as submitted previously)	Technics

PLAN	DRAWING NUMBER
Site Location Plan	7428A-PL-01
Proposed Site Layout	7428A-PL-02F
Proposed Block Plan	7428A-PL-03A
Materials Plan	7428A-PL-04A
Accessibility Plan	7428A-PL-05A

Tenure Plan	7428A-PL-06A
Dwelling Sizes Plan	7428A-PL-07A
Heights Plan	7428A-PL-08A
Parking Plan	7428A-PL-09B
Proposed Plans and Elevations HT01A and HT01B	7428A-PL-10A
Proposed Plans and Elevations HT01A and HT01B Semi	7428A-PL-11A
Proposed Plans and Elevations HT01, HT03 and HT01B	7428A-PL-12A
Proposed Plans and Elevations HT02A and HT04	7428A-PL-13A
Proposed Plans and Elevations HT02B Semi	7428A-PL-14A
Proposed Plans and Elevations HT03 Semi	7428A-PL-15A
Proposed Plans and Elevations HT05 Semi	7428A-PL-16A
Proposed Plans and Elevations HT05 Semi	7428A-PL-17A
Proposed Plans and Elevations HT07 Semi	7428A-PL-18A
Proposed Plans and Elevations HT06 Semi	7428A-PL-19A
Proposed Plans and Elevations Apartment Block	7428A-PL-20B
Proposed Street Scene 1 of 2	7428A-PL-21A
Proposed Street Scene 2 of 2	7428A-PL-22
Plans and Elevations Outbuildings	7428A-PL-24
Detailed Layout	7428A-PL-25A
Landscape Strategy Masterplan	LLD3248-LAN-DWG-010-03
Public Open Space and Play Provision	LLD3248-LAN-DWG-101-00

2 SITE CONTEXT

2.1 SITE DESCRIPTION

- 2.1.1 The Site is triangular in shape measuring approximately 2.74ha and is located along the eastern outskirts of Fontwell within the Parish of Walberton. The Site is principally an open field and comprises of farm buildings along the south eastern corner with track access off Arundel Road to the south. Along the western boundary runs Public Right of Way (PROW) 2825.
- 2.1.2 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, and the South Downs National Park further afield. Running immediately to the north and east of the Site is the A27 and open fields beyond. Along the southern boundary is Arundel Road with dwellings fronting onto the road.
- 2.1.3 The Site sits within the existing and expanding residential area of Fontwell with a new development (LPA ref. WA/80/22/PL) abutting the western boundary comprising of 10 new dwellings. To the south west of the Site is the approved development (LPA ref. WA/22/15/OUT) which is well underway.

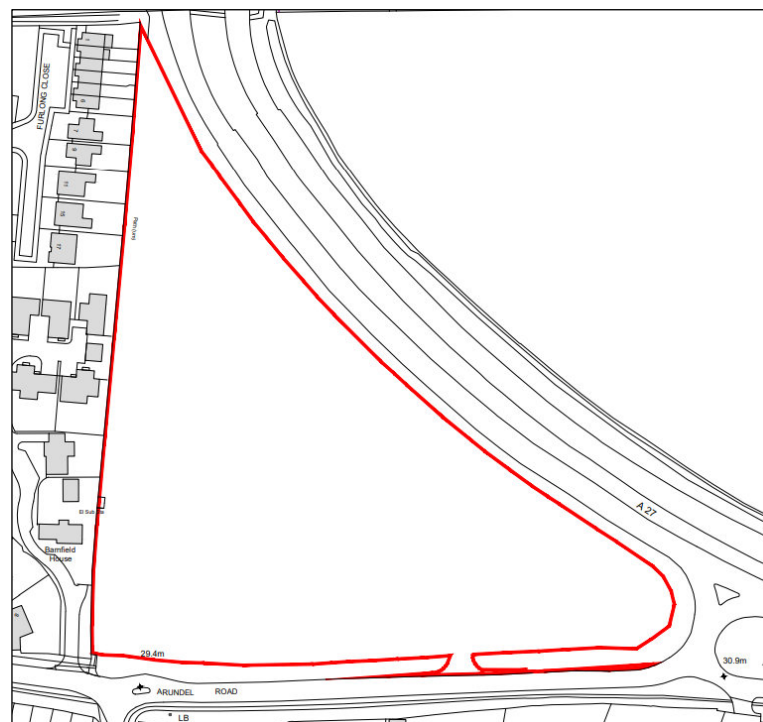


FIGURE 2.1: SITE LOCATION PLAN

Surrounding Area

- 2.1.4 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.

- 2.1.5 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 opportunities.
- 2.1.6 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.
- 2.1.7 The closest bus stops are located on Arundel Road, approximately 120m from the western boundary of the site. These stops are served by Route 85 between Arundel and Chichester, which provides three services per day in each direction on Mondays to Fridays.
- 2.1.8 The closest railway station to the site is Barnham, situated approximately 2.6km to the south 'as the crow flies'. This station can be accessed via the Route 500 bus service and is provided with step free access and has 64 cycle parking spaces.

2.2 PLANNING HISTORY

- 2.2.1 As noted, the Site has been subject to a previous Outline Planning Application for 56 residential dwellings and a stand-alone community building (WA/74/24/OUT). The 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 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.
- 2.2.2 Notwithstanding this, the application and scheme was found acceptable in all regards. The Officer in the Committee Report concluded: *'Para 11 (c) of the NPPF states that the presumption in favour of sustainable development means approving development proposals that accord with an up-to-date development plan without delay. Notwithstanding the conflict with WNDP Policy HP18 2020 in terms of the quantum of development, the proposal is nevertheless in accordance with the BUAB policies of both the WNDP and the ALP. This report finds no harmful impacts and it is material that the council cannot currently demonstrate a policy compliant Housing Land Supply and with the new NPPF now has an even higher housing requirement. This lends support to the need for an uplift in the number of dwellings on the site'.*
- 2.2.3 In terms of consultee comments on that application:
- Environment Agency - no objection subject to a condition to prevent the use of piled foundations and informatics relating to building waste.
 - Natural England - no objection.
 - National Highways - no objection and do not request any conditions or infrastructure contributions.
 - South Downs National Park - due to the location approx. 0.5km south of the National Park (NP), there would be limited direct or indirect impact on the setting of the NP.
 - WSCC Drainage - no objection subject to conditions.

- WSCC Highways – no objection subject to conditions.
- WSCC Archaeology – no objection subject to condition.
- WSCC PROW – no objection subject to conditions.
- ADC Ecology, Tree, Conservation, Landscape, Environmental Health and Housing – no objection subject to conditions.
- WSCC Waste and Minerals – no objection subject to an incidental extraction condition.

3 THE PROPOSED DEVELOPMENT

3.1 DEVELOPMENT DESCRIPTION

- 3.1.1 Full planning permission is sought for the erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure.

3.2 PRE APPLICATION ADVICE

- 3.2.1 As encouraged by the NPPF, pre application advice has been sought. The previous application was submitted following a number of pre-application discussions with Arun District Council, West Sussex County Council (as highways and drainage authority), and other relevant stakeholders. This is set out in the Design and Access Statement.
- 3.2.2 A pre-application meeting with Arun District Council was held in February 2026 (ref: PAA/121/25) to discuss the revised proposals following the withdrawal of the previous application.
- 3.2.3 In summary this concluded:
- Walberton Neighbourhood plan Policy HP18 2020 sets a development quantum of approximately 40 – however it is material that WA/74/24/OUT for 56 dwellings was agreed by the Planning Committee and only withdrawn due to issues negotiating the provision of a community centre. Thus the development of more than 40 dwellings on Site has previously been considered as acceptable.
 - Policy HP18 refers to provision of community childcare facilities but only states these will be encouraged (not required). Similarly, WNDP Policy CL9 2000 only states new or improved community childcare facilities in Fontwell will be supported. There is thus no policy basis to insist on provision of a community centre.
 - Whilst it would be preferable that the layout incorporate a central area of public open space or a small centrally located play area, it is recognised that the eastern public open space areas benefit from natural surveillance and are relatively accessible by all residents. It should be possible for Officers' to support such a layout. The subsequent Landscape Officer comments ultimately concluded no objection to development.
 - It is recognised that the scheme would over deliver on housing (noting the persistent shortfall in Arun) and would also generate economic, social, and environmental benefits. These factors weigh heavily in support of the scheme despite the conflict with WNDP policy and the lack of central open space.
 - The proposed site layout largely reflects the illustrative scheme presented with the outline application save for the replacement of the community land/building with a two-storey apartment building (eight flats). Whilst

layout was not considered at that time, at the same time no concerns were stated with the approach.

- No concerns are raised with the designs of the buildings as presented by the house type plans.

3.3 THE PROPOSED DEVELOPMENT

- 3.3.1 Full details of the proposals, design evolution and design context are set out in the Design and Access Statement, but in summary the proposed development seeks to deliver 64 high quality dwellings (including 30% affordable housing) on an allocated Site, including extensive landscaping, and open space provision in excess of the proposed policy requirements.
- 3.3.2 Overall, the proposed development follows the principles established during the previous outline application, swapping the previously proposed community building for a sensitively designed and modest apartment block which provides 8 x1 bedroom apartments. The scheme has been formulated following technical input from noise, ecological, landscape, drainage and highways consultants.

Access

- 3.3.3 Access to the Site is as previously proposed – a new vehicular access from the northern side of Arundel Road approximately 130m to the east of West Walberton Lane. This access will comprise a priority junction, with a carriageway width of 5.5m. The proposed Stage 1 Access Design is included at Appendix D of the Transport Assessment and the Road Safety Audit at Appendix F.
- 3.3.4 Pedestrian access to the Site will be achieved via 1.8m wide footways on both sides of the vehicular access. Uncontrolled pedestrian crossing points are proposed on the Site access road and on Arundel Road on both sides of the access. The western footway will connect to the footway on the inner side of the access loop, and the eastern footway will route to the proposed apartment complex at the east of the Site.
- 3.3.5 PRow WAL 2585 which routes along the western Site boundary and will provide further pedestrian access to the development, tying in with footpaths linking to the shared surface arrangements along the west of the Site.
- 3.3.6 An informal footpath is also proposed along the northeastern boundary, providing access to a “play-as-you-go” sequence along the path, and play space at the northwest corner of the Site.

Layout

- 3.3.7 The Site layout has been designed as three clusters of development connected together via a loop road, with public amenity space along the north-eastern boundary including an apartment block and play spaces.
- 3.3.8 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.

- 3.3.9 Existing mature trees are used to inform the layout, provide mature landscape framework contributing to the unique sense of place and aid in mitigating noise from the A27.
- 3.3.10 Large swathes of open space is proposed along the north-east and southern boundaries and the proposed drainage infiltration basin is proposed in the south east corner of the Site.

Housing Mix

- 3.3.11 The proposed development includes a range of 1, 2, 3 and 4 bedroom units, including 44 (70%) market and 20 (30%) affordable.
- 3.3.12 The development comprises the following mix:

Type/Bedroom	No.
Market	
1 bedroom maisonette	10
2 bedroom dwelling	7
3 bedroom dwelling	19
4 bedroom dwelling	8
Affordable	
Affordable Rent	
1 bedroom flat	8
2 bedroom dwelling	5
3 bedroom dwelling	3
Shared Ownership	
2 bedroom dwelling	3
3 bedroom dwelling	2

- 3.3.13 All proposed units meet the nationally described space standards, with 50% (32) meeting M4(2) standards and four units meeting M4(3) standards.

Parking

- 3.3.14 The proposals include a total of 149 parking spaces; comprising 127 spaces allocated to the residential dwellings and 22 visitor spaces.
- 3.3.15 For the allocated parking:
- All 18no. 1-bed apartments have 1.5 spaces per dwelling;
 - All 15no. 2-bed houses and all 23no. 3-bed houses have 2 spaces per dwelling; and
 - All 8no. 4-bed houses will have 3 spaces per dwelling, of which 1no. dwelling will include a triple-tandem parking arrangement, and 2no. dwellings will feature a layby space outside the curtilage of the dwelling.
- 3.3.16 The 22 visitor parking spaces are provided as parallel parking bays and are evenly distributed throughout the Site. 8 parking spaces are provided as disabled parking bays, including 4 visitor parking bays, and 4 of the spaces within the parking court for the 8 flats at the east of the Site. This level of provision, along with the visitor parking provision, accords with the Arun Parking Standards SPD.
- 3.3.17 Every dwelling is provided with 1 parking space featuring an Electric Vehicle (EV) charging point, in line with the requirements of Approved Document S of the Building Regulations 2010, and compliant with the Arun Parking Standards.
- 3.3.18 Cycle parking is provided in accordance with requirements within the Arun Parking Standards SPD and the Arun Design Guide SPD.

Appearance

- 3.3.19 The proposed design approach in terms of materials seeks to adopt a contemporary interpretation of the local character, primarily from Walberton, to provide a high quality architectural design rooted in the local area.
- 3.3.20 Full details are set out in the Design and Access and illustrated on the proposed plans, but in summary the proposed material palette includes:
- Red and buff brick
 - Tile hanging
 - Clay and slate roof tiles
 - Flint detailing
 - Tile hanging detailing

Landscaping

- 3.3.21 The objectives of the proposed Landscape Design Strategy are to propose an inviting landscape design, sensitive of the surrounding character, to achieve Biodiversity Net Gain targets, and to provide a safe and inviting landscape scheme for the residents of the proposed development.
- 3.3.22 The landscape strategy establishes a coherent green infrastructure framework integrated with the proposed development, combining shared landscape, sustainable drainage and habitat enhancement to create an attractive, functional and ecologically robust setting for the scheme.
- 3.3.23 Full details are shown on the Landscape Masterplan (LLD3248-LAN-DWG-010-03). The soft landscape strategy seeks to strengthen and enhance the green infrastructure of the Site and the hard landscaping strategy seeks to be in keeping with the local surrounds.
- 3.3.24 The existing trees and vegetation to the Site periphery are to be retained, and enhanced through the planting of native trees and scrubland, strengthening the ecological connectivity across the Site and the wider landscape. The proposed formal and informal green spaces are proposed around the Site peripheries. A LEAP is proposed in the northwestern corner of the Site and informal 'play as you go' features along the northeastern boundary. The north eastern boundary is retained and proposed as a green space buffer as previously encouraged. The overall quantum of open space accords with and exceeds the on-site requirements. A total of 5,366sqm is proposed, exceeding the 5,280sqm requirement.
- 3.3.25 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.

Drainage

- 3.3.26 A Sustainable Urban Drainage System (SuDS) is proposed as part of the surface water drainage strategy to manage runoff generated by the development and to ensure that flood risk is not increased elsewhere.
- 3.3.27 Area of hardstanding will be constructed as lined porous pavement with roof areas draining directly into them. Flows from each porous pavement will be connected to adjacent porous pavement before discharging into a 1.2m deep infiltration basin located in the southeast corner of the Site.
- 3.3.28 Foul drainage from the development will be collected via a system of gravity sewers discharging into the existing foul sewer located in Arundel Road.

4 PLANNING POLICY FRAMEWORK

4.1 INTRODUCTION

- 4.1.1 Section 38 of the Planning Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.1.2 The adopted Development Plan consists of the Arun Local Plan 2011-2031 (July 2018); the Joint Minerals Local Plan (2018); and the Walberton Neighbourhood Development Plan II (2021).
- 4.1.3 Other material considerations include the National Planning Policy Framework (NPPF) and Supplementary Planning Documents (SPD).
- 4.1.4 ADC are currently undertaking a Local Plan Review but due to the early stage of the Review, it carries no material weight in decision making.
- 4.1.5 The following policies are considered relevant and are explained in detail where appropriate within this statement.

4.2 THE DEVELOPMENT PLAN

The Arun Local Plan 2011-2031 (July, 2018)

- 4.2.1 The Arun Local Plan (ALP) policies considered relevant to this application are summarised below:

POLICY	POLICY OVERVIEW
AHSP2 Affordable Housing	- For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance. The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.
D DM1 Aspects of form and design quality	- When considering any application for development the Council will have regard to the following aspects: Character; appearance/ attractiveness; impact; innovation; adaptability; crime prevention; trees and woodlands; solar gain; public realm; movement; legibility; public art; density; aspects of form and design quality.
D DM2 Internal space standards	- The planning authority will require internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs.
D SP1 – Design	All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. With major developments or allocated sites in the Development Plan. In addition to a

POLICY	POLICY OVERVIEW
	Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.
ECC SP1 – Adapting to Climate Change	The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change.
ECC SP2 – Energy and climate change mitigation:	All new residential and commercial development will be expected to be energy efficient.
OSR DM1 – Open Space, Sport & Recreation	Housing and, where viable, commercial development will be required to contribute towards: a. Open space provision in accordance with guidance set out in the current Open Space Study In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.
ENV SP1 – Natural Environment	Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites.
ENV DM4 – Protection of trees	Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development: a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or b. Would enhance the survival and growth prospects of other protected trees; c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland.
ENV DM5 – Development and biodiversity:	Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.
H DM1 – Housing mix	The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency (37) design guidance. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHMA.
Policy HER SP1 – the Historic Environment	The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach: Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

POLICY	POLICY OVERVIEW
Policy HER DM1 – Listed Buildings	Proposals affecting statutory Listed Buildings will be required to: a. b. c. d. e. Preserve or enhance the historic character, qualities and special interest of the buildings; Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior; Protect the architectural and historical integrity and detailing of a Listed Building's interior; Protect the special interest of buildings of architectural or historic interest; and Protect, and where possible enhance the setting of the building.
INF SP1 – Infrastructure provision and implementation	<p>The Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support development (including the necessary infrastructure set out in the Infrastructure Delivery Plan) to meet the needs of occupiers and users of the development and the existing community.</p> <p>Any on-site provision or financial contribution required to address unacceptable impacts must meet the statutory tests for planning obligations required by Regulation 122 of the Community Infrastructure Regulations 2010.</p>
LAN DM1 – Protection of Landscape Character	Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations. Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas. The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting.
QE DM1 – Noise Pollution	Residential development likely to experience noise from road, rail or air must: a. Be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise. b. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future. To safeguard the continued use of existing industrial and commercial uses and to protect amenity, noise sensitive development should not normally be permitted where: c. High levels of noise will continue throughout the night, especially during the hours when people are normally sleeping. d. There is a likelihood of complaints about noise from industrial development.
QE SP1 – Quality of the Environment	The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.
SD SP1 – Sustainable Development	When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
SD SP2 – Built-up Area Boundary	Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.
H SP1 – The Housing Requirement	Within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated in the District. Additional non-strategic allocations will be made across the District through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans. On adoption of the Local Plan the Council will assess progress on Neighbourhood Plans and immediately commence the production of a Non-Strategic Site Allocations DPD for those areas of the District which will not be covered by, or committed to the preparation of, an up-to date Neighbourhood Plan. This Site is allocated in the Neighbourhood Plan.
T DM1 – Sustainable Travel and	New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified.

POLICY	POLICY OVERVIEW
Public Rights of Way	Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.
T SP1 – Transport and Development	To ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
W DM1 – Water supply and quality	Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems.
W DM2 – Flood Risk	Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the following criteria have been satisfied: a. The sequential test in accordance with the National Planning Policy Guidance has been met. b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. c. The sustainability benefits to the wider community are clearly identified. d. The scheme identifies adaptation and mitigation measures. e. Appropriate flood warning and evacuation plans are in place; and f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.
W DM3 – Sustainable Urban Drainage Systems	To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include: Green roofs Permeable driveways and parking Soakaways Water harvesting and storage features including water butts. Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies. SUDS must therefore be integrated into the overall design of a development
WM DM1 – Waste Management	New residential development, including conversion of one dwelling into multiple units, will be permitted provided that: a. It is designed to ensure that kerbside collection is possible for municipal waste vehicles b. Where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats.

Walberton Neighbourhood Plan (2019-2031)

- 4.2.2 The Walberton Neighbourhood Plan was adopted in 2021. As noted this Site is allocated for residential development under policy HP18. Policy HP18 - Fontwell Field (National Trust Field) states: The Plan allocates land on this site for approximately forty dwellings. Provision of community child care facilities in line with Policy CL 9 2020 will be encouraged.
- 4.2.3 Policy GA2 - Footpath Bridleway and Cycle Path Network - Support will be given to proposals that improve and extend the existing footpath, bridleway and cycle path network, allowing easier and safer safe access to the local amenities and services, to green spaces, to any new housing and to the open countryside.

- 4.2.4 Policy GA5 - Traffic Management: Proposals that significantly increase the level of traffic within the villages will be resisted.
- 4.2.5 Policy HP1 - Built up boundary (BUAB): Proposals for development within the built-up area boundary of Walberton will be supported.
- 4.2.6 Policy HP6 – Housing Mix and Construction: Proposals providing a range of house types and tenures, including a proportion of housing to meet the needs of an ageing population will be supported. 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.
- 4.2.7 Policy HP11 – Housing Density: The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.
- 4.2.8 Policy HP13 – Design Guidance: New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location.
- 4.2.9 Policy VE3 – Protection of Trees and Hedgerows: Development will be permitted where it can be demonstrated that trees and hedgerows contributing to local amenity will not be damaged or destroyed. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows.
- 4.2.10 Policy VE7 – Surface Water Management: New development should aim to reduce the overall level of flood risk. Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased. Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate.
- 4.2.11 Policy VE10 – Biodiversity Corridors: Proposals that have a positive impact on the local ecology will be encouraged, subject to other policy constraints.

Joint Minerals Local Plan (2018)

- 4.2.12 M9 – Safeguarding Minerals: Proposals for non-mineral development within the Minerals Safeguarded Areas will not be permitted unless: (i) Mineral sterilisation will not occur; or (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.

4.3 OTHER MATERIAL CONSIDERATIONS

- 4.3.1 In addition to the above the following SPD's are considered to be of relevance:

Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (2020)

- 4.3.2 The Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD sets out a series of steps to calculate contributions towards Open Space, Playing Pitches, Indoor and Built Sports, in terms of quantity of land and/or financial contributions and thresholds for on-site and off-site provision.
- 4.3.3 For this Site and proposal – the required public open space provision on site is 4,506sqm and play space is 774sqm – equating to a total of 5,280sqm.

Arun Parking Standards SPD (2020)

- 4.3.4 The Parking Standards SPD outlines guidance on parking standards within the Local Authority.

Arun District Design Guide SPD (2021)

- 4.3.5 The Design Guide SPD provides direction on how good design is to be achieved throughout Arun, in order that the future urban form and townscape are developed in a holistic manner that makes the best of the opportunities that the District has to offer.
- 4.3.6 The SPD contains a number of design policies which will be the key mechanisms to delivery design quality in the District.

National Planning Policy Framework (NPPF)

- 4.3.7 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The Framework was revised most recently in December 2024.
- 4.3.8 The NPPF sets out the Government's planning policies for England and puts "the presumption in favour of sustainable development" at the heart of the planning system. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay (paragraph 11).
- 4.3.9 The following chapters are considered relevant to the proposal:
- Section 2 – Achieving sustainable development. This section outlines that decisions should apply a presumption in favour of sustainable development which means approving development proposals that accord with an up-to-date development plan without delay. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways; economic, social and environmental.
 - Section 4 – Decision-making.
 - Section 5 – Delivering a sufficient supply of homes. Paragraph 60 states that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 14 – Meeting the challenge of climate change, flooding and coastal change.
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment.

Planning Practice Guidance (PPG)

- 4.3.10 The PPG builds on principles within the NPPF and provides further detailed technical guidance, with reference to relevant legislation and other guidance. The PPG is a 'living document' and is constantly being updated/reviewed.

4.4 ARUN DISTRICT COUNCIL FIVE YEAR HOUSING SUPPLY

- 4.4.1 It is accepted that Arun District Council are unable to demonstrate a five year housing land supply. The latest published position (as of March 2025) is that the Council are only able to demonstrate a 3.23 year supply.

5 PLANNING CONSIDERATIONS

5.1 INTRODUCTION

- 5.1.1 The following section sets out the planning considerations in relation to the development proposals against planning policy and other material considerations, with reference to the accompanying technical reports where appropriate.

5.2 PRINCIPLE OF DEVELOPMENT

- 5.2.1 The principle of residential development on Site has been fully accepted through the previous application and by way of allocation under policy HP18 of the Walberton Neighbourhood Plan under policy HP18.
- 5.2.2 The Site is located within the Built-up Area Boundary (BUAB) of Fontwell and is allocated for residential development within the Walberton Neighbourhood Plan.
- 5.2.3 Policy HP18 of the Walberton Neighbourhood Plan allocates the Site for *approximately* 40 dwellings. The use of the word 'approximately' provides flexibility on the final quantum of development i.e. it does not set an absolute limit for 40 dwellings. The principle of more dwellings was accepted through the determination of the previous application, and further pre application advice suggested that the principle of 64 dwellings on Site would be appropriate subject to good design and compliance with other policies including open space provision.
- 5.2.4 Likewise, Policy HP18 refers to provision of community childcare facilities but only states these will be encouraged, rather than strictly required. As such, there is no policy basis to insist on provision of childcare facilities on Site. This was confirmed with the Council at the pre application stage.
- 5.2.5 The Council previously confirmed within the Committee Report it is material that the council cannot currently demonstrate a policy compliant Housing Land Supply and with the NPPF now has an even higher housing requirement. This lends support to the need for an uplift in the number of dwellings on the site.
- 5.2.6 Paragraph 61 of the NPPF states that to support the Government's objective of *significantly* boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.
- 5.2.7 Paragraph 73 sets out that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly, subject to the scheme in question making the most efficient use of land. In this case the provision of 64 homes would make a significant contribution of market and affordable housing towards that need.
- 5.2.8 As such, the principle of development is considered entirely acceptable.

5.3 MINERALS SAFEGUARDING

- 5.3.1 The Site is in a Sharp Sand and Gravel Mineral Safeguarding Area as defined by the West Sussex Joint Minerals Local Plan (2018).
- 5.3.2 Policy M9 (b) states that proposals for non-mineral development within the Minerals Safeguarded Areas will not be permitted unless the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.
- 5.3.3 The Site is allocated for residential development and therefore the principle of non-mineral development is already established. In light of ADC's poor housing land supply and delivery positions (including affordable housing) there is no doubt that there is an overriding housing need and a significant consideration in the planning balance judgement to be made on this application.
- 5.3.4 The Site does not adjoin an existing minerals extraction site and at 2.74 hectares it is unlikely to be economically viable in isolation for this use. Being adjoined by other residential development and contained by the A21, the site is essentially an infill area that is clearly suitable for new housing. There have also been recent permissions for other residential development in vicinity of this site that are also covered by the same Mineral Safeguarding Area¹.
- 5.3.5 Furthermore, a theoretical minerals extraction use would introduce the 'agent of change' principle i.e. it would be up to the applicant to demonstrate that the development could be integrated effectively and not present adverse effects on the existing community. The surrounding uses of the site are residential which would be sensitive to such a use of the site and unlikely to be desirable or acceptable in amenity terms.
- 5.3.6 In this context, it is considered that there is an overriding need for the development which outweighs the safeguarding of the potential underground minerals and prior extraction is not practicable or environmentally feasible.
- 5.3.7 This was accepted during the determination of previous application - WSCC Waste and Minerals advised no objection subject to an incidental extraction condition.

5.4 DESIGN APPROACH

- 5.4.1 Policies D SP1 and D DM1 of the ALP set out that all development proposals will be of a high quality, making efficient use of land that reflects the site and local area. The NPPF Section 12 also places great importance on design.
- 5.4.2 The proposed development has had regard to the character and appearance of the surrounding area, utilising the Arun District Design Guide to inform the layout. The proposed dwellings are largely two-storeys in height, and an appropriate amount are proposed to be 2.5 storeys at key points on the scheme. This is considered suitable as many of the dwellings in the locality have received similar

¹ See AL/57/23/PL, AL/113/21/OUT and WA/22/15/OUT

loft conversions and these dwellings are located more centrally within the scheme, well screened by existing and proposed landscaping.

- 5.4.3 The Arun Design Guide sets out in 'rural' locations such as this, a density of between 15-25 dwellings per hectare (dph) for detached/semi-detached houses and 30-50 dph for flats would be appropriate. In respect to the proposed density, the site's area totals 2.74ha and would deliver 64 dwellings, resulting in a gross density of approximately 23.25 dph which is comfortably in accordance with the guidance and makes best use of the land.
- 5.4.4 The overall scheme has sought to follow the principles established as part of the previous application. The proposed design has been influenced by the existing topography and landscape, reinforcing the local character by retaining trees as predominant boundary features, softening the landscape through the use of open spaces and retaining a buffer area along the north eastern edge.
- 5.4.5 The layout includes large swathes of open space along the north-eastern and southern boundaries and which exceeds the policy requirements for open space. Policy OSR DM1 of the ALP states housing developments must provide sufficient public open space, playing pitch provision and indoor sport & leisure provision. The Council's SPD "Open Space, Playing Pitches, Indoor and Built Sports Facilities" (January 2020) sets out the requirement for open space provision. The proposed development delivers a total of 5,366 sqm of public open space and play provision. This comprises 4,585 sqm of public open space and 781 sqm of play provision, exceeding the policy requirements of 4,506 sqm public open space and 774 sqm play provision.
- 5.4.6 Internally within the Site, plots benefit from sufficient separation distances, and where necessary, windows serving habitable rooms are avoided where they might otherwise lead to potential overlooking. Furthermore, each property is provided with sufficient amenity space and parking provision.
- 5.4.7 The proposed development has been designed to respond to the opportunities and constraints of the Site and the materials proposed to create a high quality development that responds to the wider character of the area. No objection was raised by Officers to the overall design approach at the pre application stage.
- 5.4.8 Overall, the proposed development will make a positive contribution to the appearance of the wider development site and is an appropriate response to the site's context. The result is a form of development that will successfully assimilate into its surroundings, ensuring the existing landscape becomes an integral and positive part of the development.

5.5 NOISE AND OVERHEATING

- 5.5.1 A Noise Impact Assessment was submitted with the Outline Planning Application. The EHO at that stage confirmed no objection, but suggested that an overheating assessment be submitted at the detailed / Reserved Matters stage. Accordingly, the noise assessment has been updated to reflect the revised proposals and an overheating assessment prepared.

- 5.5.2 The proposed site layout maintains the provision of open space along the north eastern boundary as a necessary spatial buffer between the proposed dwellings and the A27.
- 5.5.3 Good acoustic design has been considered at an early stage in the design with worst case properties removed from the layout to maximise distance attenuation from the A27 and utilise building massing to protect the inner areas of the site from road traffic noise.
- 5.5.4 Noise 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 is proposed.
- 5.5.5 External amenity areas for the properties have been assessed and satisfy the relevant requirements for noise.
- 5.5.6 Subject to the mitigation measures set out in the Noise Impact Assessment and Overheating Assessment, there are not considered to be any noise or overheating grounds to object to development.

5.6 HOUSING MIX AND TENURE

Housing Mix

- 5.6.1 Policy H DM1 of the ALP relates to housing mix and sets out a requirement for a balanced mix of market and affordable dwelling sizes including family sized accommodation. WNDP Policy HP6 also states that the mix and proportion of housing should be determined by reference to the current Local Housing Needs Assessment or any subsequent Local Housing Needs Survey within the Neighbourhood Plan Area.
- 5.6.2 The Walberton 2015 Housing Needs Survey indicated a need to move to more manageable accommodation, citing flats as an accommodation requirement, as well as bungalows, assisted living and sheltered accommodation. The proposed layout accommodates 64 dwellings with the following mix:

Number	Size
8	1-bed flats
10	1-bed maisonettes
15	2-bed houses
9	3-bed houses
14	3-bed townhouses
2	4-bed houses
6	4-bed townhouses

- 5.6.3 The proposal contains a mix of detached, semi-detached, and flatted dwellings of varying sized including a significant number of smaller (1 and 2-bed) properties to which elderly residents can downsize into as well as being well suited to the needs of first-time buyers. This would accord with the results of Walberton Parish Council's Housing Needs Survey.
- 5.6.4 Arun District Council has an agreed internal policy on the provision of housing accommodation to provide for an ageing generation ("Accommodation for Older People and People with Disabilities", 2020). This is not adopted policy or a supplementary planning document. Accordingly, in line with this aspiration, as shown on drawing 7428A-PL-05A, all of the proposed units meet the nationally described space standards, with 50% (32) meeting M4(2) standards and 4 units meeting M4(3) standards.

Affordable Housing

- 5.6.5 In accordance with Policy AH SP2 of the ALP, 30% (20 dwellings) affordable housing is provided, which includes 15 affordable rent (8 x 1 bedroom flat, 5 x 2 bedroom dwelling and 2 x 3 bedroom dwellings) and 5 shared ownership units (3 x 2 bedroom dwellings and 2 x 3 bedroom dwellings).
- 5.6.6 Policy AH SP2 of the ALP states *The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.* The proposed affordable housing provision accords with the tenure split set out in policy AH SP2. However it is noted that the Council now have an interim affordable housing policy, which seeks to achieve 33% Intermediate Housing (which includes 25% First Homes and 8% other intermediate ownership products) and 67% rent.
- 5.6.7 The applicant has liaised with a number of RPs and has struggled to find interest in a mix that achieves the now sought tenure split, including first homes.
- 5.6.8 The applicant seeks to deliver a policy compliant level of affordable housing provision, but in a manner that will allow the scheme to come forward and affordable homes to be come forward to serve a need for this part of the District.
- 5.6.9 This Site is relatively small, and the tenure of 75% affordable rent and 25% shared ownership is considered justified. Please see appendix 1. Vivid are a Register Provider and a leading provider of affordable homes and extensive support services in the south of England. They are looking to acquire the affordable units on this Site, but on the basis of the proposed tenure split of 75% affordable rent and 25% shared ownership. This is a mix that they would be able to support and deliver.
- 5.6.10 There is a significant need for housing, including affordable housing in Arun District Council. The proposed development will provide 20 affordable homes which meets the 30% requirement, and whilst the tenure split does not strict comply with the Council's updated affordable housing policy in terms of providing first homes, it complies with the original tenure split sought under policy AH SP2 and will greatly assist in meeting this significant need and assist with the immediate delivery of affordable housing.

5.7 TREES

- 5.7.1 Policy LAN DM1 of the ALP states that developments should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- 5.7.2 Policy ENV DM4 states that proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development.
- 5.7.3 The Tree Officer during the outline application raised no objection from a tree perspective.
- 5.7.4 An updated Arboricultural Method Statement has been prepared by David Archer Associates to reflect the revised proposals. This confirms a total of 16 individual trees and six groups of trees were identified and surveyed which are all located on the boundaries of the Site.
- 5.7.5 The location of the Site access and link to the PROW is as previously proposed as part of the previous application, and has been positioned in the least harmful position with regard to existing trees. The limited loss of trees and vegetation would be outweighed by the planting of new native trees across the Site.
- 5.7.6 Policy ENV DM4 of the ALP requires for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. The limited loss of trees in this instance would be demonstrably outweighed by the planting of new native trees across the Site.

5.8 TRANSPORT AND HIGHWAYS

- 5.8.1 Policies SP1 and GAS3 state that new development should be designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services, and proposals must provide adequate parking in accordance with the standards adopted at the time.
- 5.8.2 A Transport Assessment and a Travel Plan have been prepared by DHA and accompanies this application and sets out the transport strategy for the site in full detail. The proposals have been subject to pre-application engagement with West Sussex County Council (WSCC) Highways and National Highways (NH). WSCC Highways and National Highways raised no objection to the previous application, subject to conditions. As such there are not considered to be any transport objections to development.
- 5.8.3 The Transport Assessment has been updated to reflect the revised proposals.

Access

- 5.8.4 Vehicular access to the Site will be taken from the northern side of Arundel Road approximately 130m to the east of West Walberton Lane. This access will comprise a priority junction, with a carriageway width of 5.5m. It has been demonstrated

within the Stage 1 access design that these splays are achievable within land under the control of the applicant and the Local Highway Authority.

- 5.8.5 Pedestrian access to the Site will be achieved via 1.8m width footways on both sides of the vehicular access. Uncontrolled pedestrian crossing points are proposed on the site access road and also on Arundel Road on both sides of the site access.
- 5.8.6 An independent Stage 1 Road Safety Audit (RSA) of the proposed access and pedestrian crossing points was completed by Road Safety Answers Ltd and a Designer's Response was produced to address the two points which were raised. Please refer to the Transport Assessment for further information.

Parking

- 5.8.7 The total parking provision of 149 parking spaces includes 127 spaces allocated to the residential dwellings and 22 visitor spaces which complies with the Arun Parking Standards SPD. Cycle parking is also provided in accordance with the Arun Parking Standards SPD and Design Guide SPD.

Traffic Impact

- 5.8.8 The proposed development, with the 10% vehicle mode share reduction applied would generate 28 vehicle trips in the AM peak hour and 29 vehicle trips in the PM peak hour. Additionally, it could be expected that the proposed development would attract an additional 275 vehicle movements over the course of a 12-hour weekday period.
- 5.8.9 The AM and PM network peak trips generated by the proposed development have been distributed out onto the highway network and it has been agreed with WSCC that the Site Access and the Arundel Road / West Walberton Lane mini roundabout junctions be modelled.
- 5.8.10 These junction capacity assessments showed that both junctions operate well within capacity in all scenarios, and with significant levels of excess capacity.

Refuse Collection and Servicing

- 5.8.11 Swept path analysis has been completed for a large estate car, refuse vehicle, and fire tender, alongside swept path analysis showing a car and refuse vehicle can pass one another at the site access and along the access loop road. This has demonstrated that the site access can comfortably accommodate vehicle movements, and that they can access and egress the site in a forward gear.

Travel Plan

- 5.8.12 A Travel Plan has been produced to ensure that future residents of the site have access to suitable information about local transport infrastructure and are provided with on-site facilities to allow them to make sustainable travel choices. The TP has been prepared in line with WSCC Plan guidance.
- 5.8.13 The main benefits of implementing the Travel Plan will be to:

- Demonstrate to the Local Planning and Highway Authorities a commitment to provide the development with suitable facilities that will encourage residents to travel to and from the site in a sustainable manner;
- Set out the necessary survey and monitoring requirements needed to assess the performance of the Travel Plan;
- Reduce users' dependency on car-borne trips;
- Reduce the need for unnecessary travel to and from the Site;
- Improve the local environment and thus contribute to a better quality of life; and
- Inform users of the health benefits of sustainable travel.

5.8.14 The Travel Plan sets out a package of measures which will be implemented in order to influence the way individuals travel to and from the proposed development. This includes:

- Walking initiatives;
- Cycling initiatives;
- Public transport initiatives; and
- Managing car use.

Conclusion

5.8.15 West Sussex County Council (WSCC) Highways raised no objection to the previous application and confirmed that the proposed would not have a 'severe' impact on the operation of the highway network.

5.8.16 This is considered to remain the case for this application. The proposed development complies with all levels of transport planning policy and there are not considered to be any highways objections to development.

5.9 FLOODING AND DRAINAGE

5.9.1 A Flood Risk Assessment and Drainage Strategy (FRA) has been prepared by DHA. The report demonstrates that the development proposals can be suitably drained and will not increase the risk of flooding either on or off site. As such the proposals accord with the requirements of the NPPF and PPG in respect of securing a suitable and sustainable drainage strategy for the development.

5.9.2 WSCC and Southern Water raised no objection during the determination of the previous application.

Flood Risk

- 5.9.3 The Flood Risk Assessment determines that the development site is located within Flood Zone 1. All forms of development are considered appropriate in Flood Zone 1 and as such the development is considered to pass the Sequential Test. An Exception test is also not required for the development.
- 5.9.4 The site is also not at risk of flooding from any other sources including surface water, ground water, or reservoirs.

Drainage Strategy

- 5.9.5 Sustainable Urban Drainage (SuDS) techniques will be used to deal with the surface water generated by the development. This will replicate the existing drainage regime by dealing with the surface water at source, to prevent increasing the risk of downstream flooding.
- 5.9.6 Based on site investigations it is considered that the use of shallow infiltration is to be a satisfactory method for the disposal of surface water on the Site. It is proposed that the areas of hardstanding will be constructed as a lined porous pavement with any roof areas draining directly into them. Flows from each porous pavement will be connected to the adjacent porous pavement which discharges into a 1.2m deep infiltration basin located in the southeast corner of the Site.

Foul Water Drainage

- 5.9.7 The development will be collected in a system of gravity sewers discharging into the existing foul sewer located in Arundel Road.
- 5.9.8 Policy HP18 of Walberton Neighbourhood Plan sets out a requirement that sewerage reinforcement facilities be adequately upgraded prior to the completion and occupation of the development or phased to align with the delivery of the sewerage infrastructure. Any reinforcement of the existing network will be covered by the Infrastructure Charge required for the connection of each property.
- 5.9.9 Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided. Any requirements for timing of any upgrade works can be secured by a suitably worded condition that can be attached to any future decision notice.
- 5.9.10 The proposals are outside the Lidsey Wastewater Treatment Works Catchment Area and as such a full drainage impact assessment is not required for the Site.
- 5.9.11 Overall, the FRA demonstrates that the development proposals can be suitably drained and will not increase the risk of flooding either on or off site. As such the proposals accord with the requirements of the NPPF and PPG in respect of securing a suitable and sustainable drainage strategy for the development.

5.10 ECOLOGY AND BIODIVERSITY

- 5.10.1 The application is supported by an Ecological Assessment, BNG Assessment and Shadow HRA Assessment.
- 5.10.2 During the determination of the previous application, WSCC Ecology raised no objection and as such there are no considered to be any ecological objections to development. An Extended Phase 1 Habitat survey of the Site was undertaken in March 2024, with subsequent badger, reptile and bat surveys being conducted throughout the summer of 2024. A follow up verification survey was carried out in February 2026.
- 5.10.3 In summary this confirms:
- The Site comprises a semi-improved grass field, which appears to have been sub-divided into several horse grazing paddocks in the past. Outgrown hedgerows are present along the east and southern boundaries, whilst a linear belt of broadleaved plantation woodland is present along the northeast boundary.
 - There are no irreplaceable habitats as defined by the Biodiversity Gain Requirements (Irreplaceable Habitats) Regulation 2024 on Site. There is no evidence that any form of adverse, or destructive, management has taken within the Site which would affect the condition of the habitats present. During the February 2026 survey, the condition of the grasslands had deteriorated slightly due to the cessation of grazing. For the purposes of the BNG assessment, the higher, March 2024, values has been used as a precaution.
 - No evidence of badger activity was encountered within the Site, although the Site was assessed as having limited potential to support such species, with the grassland providing sub-optimal foraging habitat for any clan in the wider area.
 - No evidence of bat roosts were found. Common pipistrelle, Soprano pipistrelle and Noctule bats were observed by the surveys.
 - There is no direct connectivity to woodland blocks that have previously been shown to support this species, hence the potential for dormouse to be present is negligible.
 - No reptiles have been encountered during the survey, and hence they are assumed to be absent from the Site.
 - The potential for terrestrial phase amphibians to be present is negligible.
 - The Site is likely to support common, widespread bird species associated with the agricultural environment. But given the limited extent of the habitats present, it is unlikely that any uncommon species are present.
- 5.10.4 The semi-improved grassland within the Site is deemed to be of low to moderate ecological value due to the species assessment. It would be assessed as being of Site value at best, with the sward in the north of the Site being of a slightly elevated value. The mature hedgerow and linear belts of trees around the

periphery of the Site offer some biodiversity value and contribute to the overall ecological permeability of the Site, as such they have been assessed as being of Local value.

- 5.10.5 Habitat creation and ecological enhancements have been considered from the onset, with the landscape design being development with input from the ecology team from the start. Features of ecological value, such as the southern and northeastern tree line will be retained and enhanced throughout. Additional habitat of high ecological value that will be created though the landscape design includes the creation of wildflower meadow; species rich flowering lawn; new native trees, scrub and hedgerows.
- 5.10.6 In terms of BNG, the full Metric has been submitted as a separate Excel document – but in summary development is considered to achieve the following net gain on Site:

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	2.42
	Hedgerow units	2.92
	Watercourse units	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	28.16%
	Hedgerow units	169.07%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

- 5.10.7 During the determination of the previous application, the Council confirmed there are no likely significant effects on/no adverse effect on the integrity of the Singleton & Cocking Tunnels SAC. As such this remains the case for this application.
- 5.10.8 Overall, the application remains acceptable from an ecological perspective, the proposed development achieves and exceeds the required BNG and as such is considered to comply with policy ENV DM5 of the ALP and there is no conflict with the Walberton Neighbourhood Plan policy VE10 as there is no evidence of harming biodiversity.

5.11 HERITAGE

- 5.11.1 The national policy context for assessing heritage assets is the NPPF. This requires that for any application, the significance of any heritage asset affected should be assessed, the level of detail to be proportionate to an asset's importance and no more than is sufficient to understand the potential impact of the proposal on that significance. National policy is set out in Section 16 of the NPPF (conserving and enhancing the historic environment) of relevance to the proposed development at this site.
- 5.11.2 The Site does not fall within a Conservation Area and according to information from Historic England, there are no listed buildings within or immediately adjacent

to the Site. South Gateway and Lodge of Slindon Park and Goodacres (both Grade II) are located approximately 350m north west and 150m west of the Site (respectively). Due to the clear separation of the Site with these heritage assets by mature boundary vegetation, other built form and the A27, the setting of the listed buildings will not be affected by the proposed development. This was accepted during the determination of the previous application.

- 5.11.3 The ADC Conservation Officer raised no objection to the previous application and confirmed that that the development would not impact the setting of the listed buildings and as a consequence, there is no harm to the overall significance of these heritage assets. This remains the case for this application.

5.12 ARCHAEOLOGY

- 5.12.1 As submitted with the previous application, the Archaeology Desk Based Assessment has been resubmitted. This assessment identifies predominantly low potential for archaeological finds but recommends a survey due to no previous surveys having been carried out on the Site. During the determination of the previous application, the ADC Archaeologist raised no objection subject to a standard condition to secure further field work. On this basis, the application generates no conflict with policy HER DM6

5.13 ENERGY AND SUSTAINABILITY

- 5.13.1 Policy ECC SP2 of the ALP requires all new major development to produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on-site.
- 5.13.2 As set out in the accompanying Energy and Sustainability Statement, proposed energy measures for the development includes:
- Steps 1-4 – Passive design and Energy Efficiency: Passive design with a fabric first approach (enhanced u-values, low air tightness target and careful thermal bridging detailing) and low energy lighting.
 - Step 5 – Renewable technology: High efficiency Air Source Heat Pumps will be provided to all homes as a low carbon heat source.
- 5.13.3 Overall, the assessment confirms that the proposed development is anticipated to achieve a 58% reduction in regulated CO2 emissions over the Part L 2021 baseline. The planning stage energy calculations indicate that 69% of the total energy demand of the scheme is anticipated to be met by Air Source Heat Pumps as a low carbon technology, notably exceeding the 10% target set out in Policy ECC SP2 of the ALP.

5.14 AIR QUALITY

- 5.14.1 The Site is not within or in the vicinity of an "Air Quality Management Area" (AQMA). Furthermore, no AQMA's have been declared within the district, as highlighted in the Council's latest (2023) annual air quality status report. This

states: "Air quality monitoring carried out by the Council continues to indicate that there is good air quality within the District, and in particular the air quality objectives for Nitrogen Dioxide (NO₂) are being met. Thus it has not been necessary to declare an AQMA in Arun District"

- 5.14.2 The nearest AQMA to the Site is the "Worthing Grove Lodge / Lyons Farm" AQMA declared by Worthing Borough Council, approximately 17km to the east of the Site.
- 5.14.3 The proposed layout includes a buffer zone along the northeastern boundary to maximise separation from the A27 and the retention of the existing hedgerow and trees along this boundary, which will also help minimise the propagation of pollutants across the Site.
- 5.14.4 During the determination of the previous application, the EHO raised no objection from an Air Quality perspective, and a condition was suggested which required the submission of an Air Quality Assessment prior to commencement of development.

6 CONCLUSIONS

- 6.1.1 This Planning Statement has been prepared by DHA Planning on behalf of Harlequin Developments ("the Applicant"), in support of a Detailed Planning Application in respect of land off Arundel Road, Fontwell.
- 6.1.2 The full description of the development is as follows:
- "Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure".*
- 6.1.3 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 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.
- 6.1.4 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.
- 6.1.5 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.
- 6.1.6 The scheme follows the broad principles of the previous application. The proposal seeks to provide a proportionate level of growth, within a location identified as being able to accommodate housing provision and, on a Site, identified for such development.
- 6.1.7 The scheme comprises a range of dwellings, including 30% affordable provision in an attractive and landscape led scheme. The proposal would make a significant contribution to the Council's housing supply position, with associated economic, environmental and social benefits.
- 6.1.8 As evidenced within the supporting documentation, there are no significant noise, landscape, ecological, drainage, contamination, archaeological or transport impacts that would prevent planning permission being granted.
- 6.1.9 The proposed development complies with the Development Plan and for the reasons given above, we respectfully request that the Council give this planning application favourable consideration and grant detailed planning permission.

APPENDIX 1



Sent via Email
10th March 2026

Arun Civic Centre
Matravers Road
Littlehampton
West Sussex
BN17 5LF

Re : Land at Fontwell Fields, Arundel Road, Arun

Vivid are a Register Provider and a leading provider of affordable homes and extensive support services in the south of England. We're addressing the shortage of affordable housing in the south, building the right type of homes to meet the needs of our local communities. We're the fifth largest developer of new homes amongst housing associations in England, having built around 1,400 last year.

Subject to board approvals and planning, Vivid intends to purchase the affordable units at the development at Fontwell Fields, Arun.

In this instance, we would request that the Shared Ownership tenure is considered in lieu of 1st Homes as we find this to be a better intermediate product which fits our current programme of delivery.

Yours faithfully,

Angus Johnstone
Land Manager