



From: Elaine Walby on behalf of Planning.Responses
Sent: 20 April 2026 11:32
To: Planning Scanning
Subject: FW: WA/18/26/PL

PL- Consultation- Conservation Officer response

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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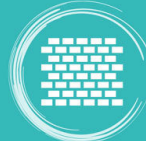
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 17 April 2026 15:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: WA/18/26/PL

WA/18/26/PL

Address: Land off Arundel Road Fontwell

Proposal: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure.

Heritage Assets:
The site is located in the village of Fontwell, and whilst it does not contain any built heritage assets, it is located close to a listed building known as Goodacre. Further to the north of the site is South Gateway and Lodge of Slindon Park.

Goodacre is an early C19 detached house of two storeys. It has stuccoed elevations and a slate roof, with a rear section in flint. On the front elevation is a doorway with flat hood over supported on narrow wooden uprights. It is of architectural and historical significance.

The listed building is surrounded by modern development and separated from the application site by some modern houses and bungalows. It is mostly appreciated either from within its own curtilage or from the stretch of road to its front.

The South Gateway and Lodge of Slindon Park is a listed building at Grade II. The building consists of a pointed stone carriage archway with crenelation over, flanked by octagonal stone buttresses or turrets. On each side of these are flint walls with stone crenelation over containing pointed stone pedestrian archways flanked by lower stone buttresses or turrets. Beyond these are lower flint walls with stone crenelation. That on the south-west side contains one pointed window to the lodge which is concealed behind the wall except for its steep hipped slate roof. Beyond again are short curved flint walls. It is considered to derive its significance from its architectural and historical interest.

The gateway and lodge is separated from the site by both the road and modern estate houses along with the vegetation behind it. It is experienced from the A27 as a group with mature trees and vegetation set behind it.

Comments

The site is triangular in shape and is located along the eastern outskirts of Fontwell. It is principally an open field and is bordered by mature trees and hedgerow which conceal views towards the site from the roads and public footpath. To the north of the site is the A27, whilst the southern boundary is Arundel Road with dwellings to the west. On the western side is also a public foot path, which is border by trees and vegetation.

I also note that permission has been granted and implemented for a development of bungalows to the west of the application site.

As already stated, the setting of the Goodacres, that is how it is appreciated, is from the curtilage (behind a wall and planting) or the road to the front of it. It is already surrounded by modern development which means that it is experienced in a modern urban context. The presence of detached houses, bungalows and some vegetation means that there does not appear to be any intervisibility between the site and the listed building.

The South Gateway and Lodge of Slindon Park is separated from the site by a large amount of modern development and the A27. As a result, there isn't any intervisibility between the site and the listed building.

As a consequence, it is considered that the development will not impact the setting of the listed buildings and would result in no harm to the overall significance of the heritage asset.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage assets, and therefore not harm their significance. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717
E: Martyn.white@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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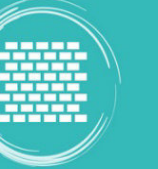
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