

Planning Statement including Affordable Housing Statement and Statement of Conformity with S106

**Reserved matters application following the grant of
Outline Planning Permission WA/35/23/OUT, for the
construction of 95 new homes, access, new pedestrian
and cycle links, open space, landscaping, habitat
creation, drainage features and associated
groundworks and infrastructure, including details
relating to the Sensitive Lighting Strategy, POS details
and Part M Compliance.**

Land to the East of Wandleys Lane, Fontwell

Submission on behalf of
Bellway Homes
June 2026



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Town Planning ► Development Consultancy



Contents

1. Introduction	5
2. Description of Site and its Surroundings	5
3. Planning History	6
4. Proposal	6
5. Local Consultation	15
6. Planning Policy Context	16
7. Planning Considerations	19
8. Affordable Housing Statement	27
9. Conformity with S106	28
10. Conclusion and Planning Balance	29

1. Introduction

- 1.1 Henry Adams LLP has been instructed by Bellway Homes to prepare this Planning Statement in support of an application for the approval of reserved matters in respect of outline planning permission WA/35/23/OUT. The outline planning permission was granted on appeal in December 2025 for *'Outline planning application for up to 95 dwellings (including 30% affordable), with all matters reserved apart from access.'* (APP/C3810/W/24/3349836).
- 1.2 Following the grant of Outline Planning Permission, a pre-application inquiry (PAA/14/26) was submitted to Arun District Council in February 2026 with a detailed layout in support of the Reserved Matters application. The Council considered that the proposed layout was acceptable in principle and subject to addressing the matters raised within the response, the scheme would likely obtain officer support. This application proposal has therefore been designed to address the comments of the pre-application response and this is assessed further within this statement.
- 1.3 The application seeks approval of details relating to the appearance, landscaping, scale and layout of the proposal for 95 dwellings. Matters including access were determined at the outline stage. This planning statement describes the site and its surroundings, the application proposal and the planning policy context against which the proposal is then assessed. It should be read in conjunction with the Design and Access Statement, plans, reports and other documentation forming this submission, a list of which is set out in the covering letter.

2. Description of Site and its Surroundings

- 2.1 The site comprises approximately 6.93 hectares and is currently utilised as pasture land. The site lies immediately east of Wandleys Lane, Fontwell.
- 2.2 The site is bordered by residential properties to the north, east and west with an area of Ancient Woodland to the south with residential development beyond.
- 2.3 The site is located within close proximity to the centre of Fontwell, which is identified as a settlement suitable to accommodate growth within the Arun District Local Plan 2011-2032 (2018). However, for the purposes of Local Government administration, the site falls within the Parish of Walberton.
- 2.4 All services and facilities provided within Fontwell village are accessible from the site without the reliance on the use of the car. This includes key services, such as the Shell Garage with Little Waitrose, which meets day to day shopping needs, the Old Stables pub

and restaurant, fast food restaurants and Fontwell Racecourse. Further facilities, such as the Windmill Shopping Centre, the Five Villages Pharmacy and Tesco Express are also located nearby.

- 2.5 The site adjoins the Strategic Allocation east of Fontwell Avenue (site allocation SD6 in the Arun Local Plan document, 2018) known as Fontwell Meadows.
- 2.6 There are no on site planning policy designations or physical constraints which would restrict residential development on the land.

3. **Planning History**

- 3.1 As mentioned earlier, the following planning history is relevant to this proposal:

Application Number	Application Proposal	Decision
WA/35/23/OUT	Outline Planning Application for up to 95 dwellings (including 30% affordable), with all matters reserved apart from access.	Appeal Allowed (APP/C3810/W/24/3349836) Decision Date- 7 th April 2025.
PAA/14/26	Pre-Application Advice for the Approval of Reserved Matters following the grant of outline planning permission WA/35/23/OUT, for the construction of 95 new homes, access, new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure.	Advice issued to the applicant on 22 nd April 2026.

4. **Proposal**

- 4.1 The site benefits from an outline permission for the construction of up to 95 residential dwellings. The access from Wandleys Lane was approved at outline stage with the appearance landscaping, layout and scale being reserved for subsequent approval. This application seeks the approval of those details as well as other matters which were required by conditions imposed on the outline permission. A table incorporated later in this section, sets out the details that are submitted pursuant to those conditions.

- 4.2 The dwellings are proposed to comprise 66 Market Units and 29 Affordable units, which will include affordable rent, first homes and shared ownership. The affordable dwellings will be between 1 and 4 bedrooms and comprise both dwellings and maisonettes. 13 of the affordable rent dwellings will comprise M42 units and 4 will comprise M43 units. In terms of the First Homes, 5 will comprise M42 units with the two proposed shared ownership units also being M42 compliant. The dwellings will all be two storey and designed to be tenure blind. The affordable accommodation schedule is as follows:

	Affordable Rent	Shared Ownership	First Homes	Percentage
1 bed	10	0	4	48%
2 bed	4	0	3	24%
3 bed	4	2	0	21%
4 bed	2	0	0	7%
Total	20	2	7	100%*

*(Percentages may not add to 100% due to rounding)

- 4.3 The market dwellings will be a mix of detached, semi-detached and terraced dwellings of between 2 and 5 bedrooms as set out in the following table. There will be 42 no. M4(2) compliant dwellings. All dwellings will all be two storeys in height.

	Total Dwellings	Percentage
2 bed	12	18%
3 bed	26	39%
4 bed	20	30%
5 bed	8	12%
Total	66	100%*

*(Percentages may not add to 100% due to rounding)

- 4.4 The Design and Access Statement that accompanies this submission provides details on the design and layout of the site.

- 4.5 The reserved matters submission also includes a number of documents to reflect the requirements of the outline permission. The relevant information submitted in accordance the outline conditions is summarised below:

Outline Condition Number & Requirements	Documents submitted
Condition 3- The development hereby approved shall be carried out in accordance with the following approved plan: Site Location Plan DWG PL-03 Rev B.	LP01- Location Plan SL01-Site Layout (Rev AQ)
Condition 7- Details to be submitted pursuant to condition 1 shall include full details of all new external lighting (including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage). This submission should also cover new streetlighting if required. The scheme should seek to conform with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) but also be designed to be sensitive to bats. The lighting scheme shall include a bat friendly Lighting Plan. The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white with a clear view, no UV, a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and	4305-DFL-ELG-XX-CA-E0-13001-S3-PO2 4305-DFL-ELG-XX-LD-E0-13001-S3-PO2 4305-DFL-ELG-XX-RP-E0-13001-S3-PO2

maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.	
Condition 8- The layout and landscape details to be submitted pursuant to condition 1 shall include full details of the required public open space (POS), play areas and management arrangements. The proposed provision should include an Open Space Area (minimum of 30,448sqm) comprising: • Community Orchard (minimum of 2,115sqm) • Allotments (minimum of 792 sqm) • Ecological Enhancement Areas (minimum of 13,000 sqm) • Shared POS and Ecological Enhancement (minimum of 3,300sq²) • Public Open Space (minimum of 8,930 sqm) including LEAP and LAP • At least 200 new trees (in addition to those provided within the above areas) The above shall thereafter be completed in accordance with the approved details prior to occupation of the 48th dwelling and permanently retained thereafter. The approved	Landscape General Arrangement Plan- DD730L01 Detailed Planting Plan 1 of 8- DD730L02 Detailed Planting Plan 2 of 8- DD730L03 Detailed Planting Plan 3 of 8- DD730L04 Detailed Planting Plan 4 of 8- DD730L05 Detailed Planting Plan 5 of 8- DD730L06 Detailed Planting Plan 6 of 8- DD730L07 Detailed Planting Plan 7 of 8- DD730L08 Detailed Planting Plan 8 of 8- DD730L09 Landscape Management Plan- DD730R01 With regards to the provision of new trees, the applicant has recently submitted a non-material amendment application to Arun District Council which seeks to amend the wording of Condition 8 relating to the provision of new trees within the approved public open space strategy. Condition 8 currently requires at least 200 new trees, and the applicant seeks to amend bullet point 6 of Condition 8 to read "at least 150 new trees". As outlined within the Non-Material Amendment application, this amendment is sought following further archaeological assessment of the site.

management details shall be permanently adhered to.	
Condition 9- Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to condition 1 shall ensure that the scheme makes provision for accommodation to meet the Building Regulations Standards M4(2) and M4(3) in accordance with the Council's guidance note "Accommodation for Older People and People with Disabilities Guidance".	M4(2) and M4(3)- SL11 Rev C
Condition 13- The layout and landscaping details submitted pursuant to condition 1 shall include a surface water drainage strategy. The supporting surface water drainage information must include: 1. A full winters groundwater monitoring, 2. Winter infiltration testing in accordance with BRE DG 365 or similar approved, 3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy, 4. Impermeable area or catchment plan, 5. Calculations modelling the surface water drainage network for the following storm events: a. 100% Annual Exceedance Probability [AEP]	5988-005-5551- Drainage Strategy Sheet 1 of 2 A02 5988-005-5551- Drainage Strategy Sheet 2 of 2 A02 5988-005-5555- Drainage Strategy Manhole Schedule A01 5988-005-002- Drainage Statement A02 5988-005-0401- Drainage Details Sheet 1 A01 5988-005-0402- Drainage Details Sheet 2 A01 5988-005-0403- Drainage Details Sheet 3 A01 5988-005-0404- Drainage Details Sheet 4 A02 5988-005-0405- Drainage Details Sheet 5 A01 5988-005-0406- Drainage Details Sheet 6 A01 5988-005- Surface Water Calculations

b. 10% AEP + climate change allowance c. 3.3% AEP + climate change allowance d. 1% AEP + climate change allowance All storm events must include an allowance for urban creep and surcharged outfalls where appropriate, 6. Detailed drainage plans conforming to local planning authority guidance, 7. A plan showing no conflicts between existing and proposed trees, their potential growth and surface water drainage design, 8. A plan showing the impact of the proposed development on existing watercourses (where applicable) 9. Details of any necessary permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme. 10. Details of how the drainage scheme shall effect the hydrological conditions of the adjoining ancient woodland such that no loss or deterioration shall occur Development shall be undertaken in accordance with the approved details.	5988-005-0520- Exceedance Flow Route Sheet 1 of 2 A01 5988-005-0521- Exceedance Flow Route Sheet 2 of 2 A01 5988-005-0525- Existing Exceedance Flow Route Sheet 1 of 2 A01 5988-005-0526- Existing Exceedance Flow Route Sheet 2 of 2 A01 5988-005-0530- Impermeable Areas Plan Sheet 1 of 2 A02 5988-005-0531- Impermeable Areas Plan Sheet 2 of 2 A02
Condition 21- No development shall take place, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a construction environmental management plan (CEMP: Biodiversity) has been	Construction Environmental Management Plan- June 2026.

submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following.

1. Risk assessment of construction activities potentially damaging to biodiversity.
2. Identification of "biodiversity protection zones".
3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce ecological impacts during construction (may be provided as a set of method statements).
4. The location and timing of sensitive works to avoid harm to biodiversity features.
5. The times during construction when specialist ecologists need to be present on site to oversee works.
6. Responsible persons and lines of communication.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
8. Use of protective fences, exclusion barriers and warning signs.
9. Containment, control, and removal of any invasive non-native species present on site.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period

strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.	
Condition 22- No development shall take place until an Ecological Design, Management and Monitoring Strategy (EDMMS) for the provision of a minimum 10% on-site biodiversity net gain, has been submitted to and approved in writing by the Local Planning Authority. The EDMMS shall include the following: 1. Description and evaluation of habitat/features proposed (to include full Metric (using most current version) and details of condition assessments). 2. Identification of adequate baseline conditions (for management and monitoring purposes) prior to the start of works (to include full Metric (using most current version) and details of condition assessments). 3. Aims and objectives for the proposed works. 4. Site specific and wider ecological trends and constraints that might influence works. 5. Details of the body/organisation/person/s responsible for undertaking the works and lines of communication. 6. Details of the legal and funding mechanism(s) by which the implementation of the EDMMS will be	Ecological Design, Management and Monitoring Strategy- June 2026

secured by the developer with those responsible for its delivery.

7. Detailed design(s) and/or working method(s) to achieve stated objectives including type/source of materials, disposal of any wastes arising from works and appropriate scale plans showing location/area of proposed works.

8. Works Schedule, aligned with any proposed phasing and including an annual work plan capable of being rolled forward over a five-year period.

9. Prescriptions for initial aftercare and long-term management that will ensure the aims/objectives are met.

10. Details for on-going monitoring in years 2, 5, 10, 15, 20, 25 and 30, including:

a. Appropriate success criteria, thresholds, triggers, and targets against which the effectiveness of the work can be measured.

b. Methods for data gathering and analysis.

c. Location, timing, and duration of monitoring

d. Review, and where appropriate, publication of results and outcomes, including when monitoring reports will be submitted to the Local Planning Authority.

e. How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and

implemented so that the original aims/objectives of the approved scheme are met. The EDMMS shall be implemented in accordance with the approved details and all habitats/features shall be retained in that manner thereafter.	
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5. **Local Consultation**

- 5.1 The applicant reached out to Arun District Council's Local Councillors and subsequently met with a few of these Councillors on site in May 2026 to discuss the Reserved Matters proposals. The purpose of this meeting was to provide an opportunity for the Local Councillors to either meet in person or virtually (dependent upon their preference) to discuss the scheme in more detail and seek their input prior to the submission of the Reserved Matters application. The applicant has been keen to engage proactively on the detailed design proposals as they have evolved.
- 5.2 The meeting was overall very positive and constructive. The only comment raised relating to the proximity of the SuDS within the Open Space and the proximity to the Ancient Woodland. An initial concern was raised that less water may potentially reach the woodland as a result of the SuDS. The applicant has taken on board these comments and discussed these with the project Ecologist and Drainage Engineer as the site design has developed in preparation for the Reserved Matters submission.
- 5.3 From an ecological perspective, there is an existing ditch along the boundary with the boundary woodland which will remain operational following development. This leads in to and through the Ancient Woodland. The Ecologist has advised that the ground flora within the woodland is not indicative of an area subject to frequent inundation or dependent upon regular overland water flows from the site. As such, the proposed SuDS arrangement is not considered likely to adversely affect the character or condition of the woodland.
- 5.4 In drainage terms, the proposed SuDS features (including permeable paving, attenuation basins and rain gardens forms part of the wider surface water drainage strategy and is intended to manage runoff that already naturally flows downhill across the site before discharging into the existing watercourse. The drainage engineer has confirmed that the site levels do not naturally fall toward the Ancient Woodland and therefore the woodland

is not currently reliant upon runoff from the development site for its hydrological function.

- 5.5 It has also been noted that the site has very low permeability, meaning infiltration to groundwater is extremely limited under existing conditions, with water generally remaining within the upper soil horizons before entering the watercourse system. Consequently, the proposed drainage strategy would broadly replicate the existing runoff regime rather than materially altering groundwater recharge or water availability to the woodland.
- 5.6 Taking the above into account, the collective view is that the proposed SuDS arrangement would not result in a detrimental reduction in water reaching the woodland and that no additional release mechanism toward the woodland is considered necessary. Nevertheless, the retained boundary ditch and wider drainage strategy will continue to provide connectivity with the existing watercourse network.

6. Planning Policy Context

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.
- 6.2 At the national level, the National Planning Policy Framework (NPPF) 2024 sets out the Government's planning policies for England and how these should be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development which comprises three overarching objectives; economic, social and environmental. It states that the three objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). It is a material consideration that carries substantial weight.
- 6.3 The presumption in favour of sustainable development is set out at Paragraph 11, which the Government maintains is at the heart of the Framework. For decision-taking, the presumption in favour of sustainable development means:
- c) Approving development proposals that accord with an up-to-date development plan without delay; or

- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) The application of policies in this Framework that protects areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - (ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

- 6.4 This means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (footnote 8), planning permission should be granted. As the Council cannot currently demonstrate a 5-year HLS (as considered further below), paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is engaged. The only caveat to this is set out above under paragraphs 11(d)(i) and (ii).
- 6.5 Paragraph 11(d)(i) relates to footnote 7 and this sets out the areas and assets that should be protected. The application site does not include, is not adjacent to, nor does the proposal negatively impact upon any of the designations listed in footnote 7. Furthermore, it states that the policies that relate to them should only prevent the granting of permission where there are strong reasons for refusing development. Where there are no strong reasons, paragraph 11(d)(ii) requires any adverse impacts to significantly and demonstrably outweigh the benefits of the development.
- 6.6 Paragraph 78 deals with the requirement for Local Planning Authorities ("LPAs") to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The most recent Annual Monitoring Report (2024-2025) indicates that there is currently only a 3.23 year supply of housing. The annual need calculated using the Standard Methodology (as the Local Plan is out of date) is 1,476 dwellings. Whilst this site is not a large site, nevertheless it is a site with outline planning permission that could be brought forward to deliver 95 new homes with 29 of those being affordable. The presumption in favour of sustainable development is engaged and only where any adverse impacts significantly and demonstrably outweigh the benefits of the development should the application be refused.

- 6.7 In establishing need, paragraph 63 of the NPPF states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. This includes affordable housing. Paragraph 71 encourages mixed tenure sites as they can provide a range of benefits and states that such sites can include a mixture of ownership and rental tenures.
- 6.8 Other parts of the NPPF that are most relevant to the consideration of the application include:
- Achieving appropriate densities – paragraphs 129 and 130
 - Design – paragraphs 131, 135 and 136
 - Natural Environment – paragraphs 187, 193 and 198

National Design Guide

- 6.9 In October 2019, the Government published the National Design Guide (NDG) to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's suite of planning practice guidance. In addition to informing development proposals and their assessment by Local Planning Authorities, it supports paragraph 139 of the NPPF which states that permission should be refused for development that is not well designed that fails local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 6.10 The proposed development is considered to be of a high-quality design and designed in accordance with both national and local design guidance.
- 6.11 The Development Plan for this site comprises:
- Arun Local Plan 2011-2031
 - Walberton Neighbourhood Development Plan 2019-2031
 - West Sussex Waste and Minerals Plan
- 6.12 The most relevant policies of the Local Plan and Neighbourhood Plan are set out below:

Arun Local Plan

- Policy AH SP2 - Affordable Housing
- Policy D DM1 – Aspects of form and design quality
- Policy D DM2 Internal space standards
- Policy D SP1 – Design

- Policy ENV SP1 Natural Environment
- Policy ENV DM4 – Protection of trees
- Policy ENV DM5 – Development and Biodiversity
- Policy H DM1 Housing mix
- Policy QE DM3 – Air Pollution
- Policy QE SP1 – Quality of the environment
- Policy OSR DM1 – Open Space, sport & Recreation
- Policy T DM1 Sustainable Travel and Public Rights of Way
- Policy T SP1 – Transport and Development
- Policy W DM3 Sustainable Urban Drainage Systems

Walberton Neighbourhood Development Plan

- Policy VE3 – Protection of Trees and Hedgerows
- Policy VE6 – Protection of Watercourses
- Policy VE7 – Surface Water Management
- Policy VE10 – Biodiversity Corridors
- Policy VE11 – Archaeology
- Policy HP1 – Built up Area Boundary
- Policy HP6 – Housing Mix and Construction
- Policy HP11- Housing Density
- Policy HP13- Design Guidance
- Policy GA 1- Open Access and Permissive Paths
- Policy GA3- Car Parking
- Policy CL8- Allotments

6.13 The following Supplementary Planning Documents (SPDs) are also relevant to this proposal:

- Arun District Design Guide SPD – 2024
- Arun District Council Parking Standards SPD – 2020
- Arun District Open Space, Playing Pitches, Indoor and Built Sports Facilities – 2020
- Arun District Council Interim Housing Statement – 2021

7. Planning Considerations

Principle

7.1 The principle of development has been established by the approval of outline application (WA/35/23/OUT). This granted outline planning application with all matters reserved,

apart from access, for the construction of up to 95 dwellings (including 30% affordable), subject to conditions.

Design, Appearance, Scale and Layout

- 7.2 The proposed development extends from a central spine road, similar to the concept identified in the indicative masterplan submitted under the outline permission. Smaller roads extend from the spine road providing access to the residential cul-de-sacs in the northern part of the development, and a loop road provides access to the southern dwellings within the scheme. An attenuation pond and landscaped area is proposed in the southeast part of the site. An expanse area of open space is also provided in the eastern corner of the site which is considered to hold archaeological and heritage significance (which is assessed further in this statement). A community orchard, LEAP and allotments is proposed in the western part of the site, with an Ecological Enhancement Area which borders the site at every boundary.
- 7.3 The project team have studied other local developments within the vicinity of Walberton and Fontwell. These include the Fontwell Meadows, Century Gardens and Tye Lane, Walberton development sites. The scale, design and use of materials of these other sites have been examined so that inspiration can be drawn from other local housing schemes.
- 7.4 The scale of the proposed homes has been carefully considered, and as such the proposals include only 2-storey properties, with some proposed bungalows. In terms of materials, inspiration has been sought from surrounding buildings within Walberton and Fontwell and which has influenced the proposed material palette which comprises a range of traditional materials utilising flint on key elevations, contrasting brickwork; slate and concrete tiles for roofs.
- 7.5 The two attenuation ponds (within the eastern part of the site), together with the addition of rain gardens have been designed so that they sensitively integrate into the developments natural landscape with housing overlooking this attractive landscape feature. It is considered that the attenuation basins in particular also assist in the transition from built form within the development to the more rural landscape and Ancient Woodland beyond to the south of the site.
- 7.6 A full and comprehensive Design and Access Statement has been submitted in support of the Reserved Matters application and should be read alongside this statement.

Location of Affordable Housing

- 7.7 Policy AH SP2 of the Local Plan states, inter-alia, *'Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes.'*
- 7.8 A dedicated plan showing the location of the Affordable Housing has been submitted with this Reserved Matters Application. The First Homes have been positioned near the entrance to the site (opposite the community orchard and LAP, with the Affordable Rent and Shared Ownership properties located to the south and eastern end of the site, with a small cluster to the north.
- 7.9 It is considered that the Affordable Housing proposed is indistinguishable from the market housing in terms of both its appearance and property type and has not been provided in large groups of single tenure, thus complying wholly with Policy AH SP2.

Landscaping

- 7.10 The site lies outside of the existing settlement area of Fontwell but alongside its settlement edge. The site is not the subject of any landscape designations nor is it openly visible from any nearby designated landscapes with potential views from the SDNP screened.
- 7.11 The new built form will be in keeping with the local settlement pattern and character. The development will be a low-density extension to the existing settlement edge that will maintain and enhance the existing trees and woodland.
- 7.12 Mature vegetation to the perimeter of the site will be retained with tree root protection areas respected where practically possible to provide a mature landscape setting for new residential development. An Ecological Enhancement Area will also be implemented around the border of the site to further enhance this.
- 7.13 Additional landscape features will also be incorporated (in accordance with Condition 8 of the Outline Planning Permission) into the proposals including a community orchard and allotments, plus additional SUDs features offering long term biodiversity and amenity enhancements. The scheme includes a swale along the southern boundary, within the Ancient Woodland (AW) buffer. This is an informal soft landscaped feature and provides a natural barrier to the AW buffer, which is considered suitable following both ecological and landscape advice.

7.14 Whilst the proposed layout differs from the indicative masterplan in terms of the landscape design, it must be acknowledged that this is as a result of archaeological constraints which has resulted in an enlarged area of open space to the western part of the site. Whilst this has resulted in some proposed changes to the primary spine road and the proportion of landscape proposed in amongst the proposed dwellings themselves, it is considered that an enlarged area of open space to facilitate the development is considered to be a significant benefit which not only contributes to the design of the site and its integration into the wider area but also providing an area for people to retreat which in turn contributes significantly to health benefits.

7.15 In accordance with Condition 8 of the Outline Planning Permission, the scheme is required to deliver the following quantum of open space.

	Outline Requirement	Proposed
Community Orchard	Minimum of 2115 sqm	1958.81 sqm
Allotments	Minimum of 792 sqm	800 sqm
Ecological Enhancement Areas	Minimum of 13,000 sqm	12939 sqm
Shared POS and Ecological Enhancement	Minimum of 3300 sqm	29897 sqm
Public Open Space (including LEAP and LAP	Minimum of 8930 sqm	16958 sqm

7.16 As a result of the Archaeological constraints, the trees that were proposed across the whole area of the public open space are required to be located elsewhere (which is reflected in the layout which is submitted in support of the Reserved Matters. It was also highlighted as part of the pre-application discussions that shrub planting in this area might be considered an issue depending on the root depth.

7.17 The pre-application response acknowledges that it is unlikely that the proposal will be able to deliver 200 new trees (as specified by Condition 8). Following a review of the layout, the scheme is able to deliver [XX] trees. On this basis and as agreed with the Local Planning Authority, a Non-Material Amendment has been submitted alongside this Reserved Matters to Vary the wording of Condition 8. It is not considered that the shortfall is significant and as acknowledged within the pre-application response, the preservation of the Archaeology is of great importance and if this results in some minor shortfalls in

other areas of the proposed scheme, it is likely that officers of the Council will support the proposals.

- 7.18 A LAP and LEAP are also proposed to the west of the site. The LEAP has been relocated from the POS as a result of the archaeological constraints on the site. As a result of this, the Community Orchard has been reduced marginally in order to accommodate the relocation of the LEAP. However, and notwithstanding the above, a bund has been proposed within the Public Open Space (POS), positioned over the archaeological remains. This not only provides a layer of protection but also acknowledges and respects the significance of the findings. In addition, the bund creates an informal space for people to walk, sit, and enjoy the POS. This concept is supported by the archaeologist.

Archaeology

- 7.19 Following the approval of the Outline Planning Application, a Geophysical Survey was undertaken which suggested that there may be the potential existence of a structure/enclosure which may have archaeological merit in the south-eastern part of the site.
- 7.20 Further to on-site investigations via trenches and pits, there is believed to be evidence of Roman and Iron Age archaeology on the eastern side of the POS, with further results indicating the western parts are likely to be early to late neolithic. As a result, it is acknowledged that this would need to be preserved in situ.
- 7.21 Following discussions with the archaeologist and the Council as part of the pre-application discussions, it is considered that the entirety of the POS should remain grassed with no tree planting (as the tree roots could damage the archaeology) and nothing penetrative in the ground, which resulted in the relocation of the LEAP. It is considered that the setting should remain open.
- 7.22 These findings have resulted in some amendments to the layout originally proposed as part of the pre-application discussions. However, it is considered that the scheme presented is able to retain and preserve the archaeology area. As aforementioned, a bund is proposed within the Public Open Space which not only protects the remains but respects and acknowledges the significance of the findings. The Council have acknowledged that these findings will have implications on the layout and as such the relocation of the LEAP and the minor shortfall in tree planting (as required by Condition 8) is considered to be acceptable in principle as the preservation of the archaeology is of great importance.

Trees

- 7.23 An Arboricultural Method Statement which incorporates a tree protection plan and tree survey schedule is included with this submission. This demonstrates that all dwellings will be located outside the root protection areas of protected trees and landscape features to be retained.
- 7.24 The majority of existing on-site trees and boundary hedges will be retained, with hedges punctuated where necessary at entrances. All trees and hedgerows are intended to be preserved with space given around them to allow for growth and maintenance.
- 7.25 New landscaping is to be provided in the form of street tree planting where space for growth is provided, larger trees in the open space areas and low-level frontage planting to front gardens.

Parking

- 7.26 Parking across the site will be provided in accordance with Arun District Council Parking Standard SPD. Car parking across the site is provided in the form of frontage and on curtilage parking ensuring there is an appropriate mix of parking methods.
- 7.27 Residential parking is located as close to the associated dwelling as possible with good passive surveillance over the spaces. Each dwelling will be provided with an electric vehicle (EV) charging point.
- 7.28 The parking provision across the scheme is as follows;
- 1 bedroom maisonettes - 1 allocated parking space
 - 1 bedroom M4(3) dwellings - 2 allocated parking spaces
 - 2 & 3 bedroom dwellings - 2 allocated parking spaces
 - 4+ bedroom dwellings - 3 allocated parking spaces
- 7.29 In accordance with guidance, garages which are larger than 6m x 3m internally are classified as 0.5 towards an allocated parking space.
- 7.30 At least 50% of the dwellings on site are designed to meet the M4(2) accessibility standards as found in Approved Document M. Across the site we are providing 55 M4(2) compliant dwellings with associated M4(2) parking. 4 dwellings on site are designed to meet M4(3) accessibility standards with associated M4(3) compliant parking.

- 7.31 Residential cycle parking is provided in either secure enclosures located in rear gardens or within garages if provided. Visitor parking is provided in excess of 0.2 spaces per dwelling with a further 5 parking spaces dedicated to serving the allotments.

Access

- 7.32 A new vehicular and pedestrian entrance is provided off Wandleys Lane which was approved at Outline Planning Stage.
- 7.33 As mentioned within the Transport Assessment provided at the Outline Planning Application stage; "The proposed development will deliver an upgraded scheme for Wandleys Lane to the east of the site access. This comprises the addition of a footway to link the site with West Walberton Lane".
- 7.34 The proposed pedestrian route would connect directly across Wandleys Lane into the Dandara site, providing a safe alternative route into Fontwell for non-car users.

Drainage

- 7.35 The drainage strategy utilises a range of SuDS features, including permeable paving, attenuation basins and rain gardens, which work together to manage surface water runoff in a sustainable and integrated manner.
- 7.36 The surface water drainage system has been designed to accommodate all rainfall events up to and including the 1 in 100-year storm event with an appropriate allowance for climate change. This design standard ensures that the development remains resilient to both current and future rainfall conditions, reducing the risk of flooding to residents, neighbouring properties and downstream receptors.
- 7.37 The SuDS strategy also delivers significant water quality benefits through the use of permeable paving, rain gardens and vegetated basins. Improving water quality is an important objective of sustainable drainage as it helps protect receiving watercourses, groundwater resources and local ecosystems.
- 7.38 The proposed SuDS network provides a range of wider benefits beyond flood risk management. These include enhanced biodiversity through the incorporation of landscaped drainage features, improved visual amenity and placemaking, opportunities for urban greening, reduced pressure on existing drainage infrastructure, improved water quality, groundwater recharge where appropriate, and increased resilience to climate change.

- 7.39 Foul drainage from the development will be discharged to the existing Southern Water sewer network via a pumped connection. Discussions and capacity assessments have confirmed that the receiving sewer has sufficient capacity to accommodate the proposed foul flows generated by the development.

Ecology and Biodiversity Net Gain

- 7.40 The site location comprises a grazed parcel of grassland, with areas of bracken and scrub, buildings, and treelines/hedgerow which border the site. The site is adjacent to an area of Ancient Woodland, known as Wandleys Copse, at the south-east. Boundary habitats provide linear connectivity to this Ancient Woodland.
- 7.41 Protected species surveys have identified the presence of:
- Hazel Dormice (*Muscardinus avellanarius*);
 - Common Reptile species;
 - Various bat species using the site, including the
 - Annex II species Barbastelle (*Barbastella Barbastellus*).
- 7.42 The site has been sympathetically designed to avoid features of high value. Boundary vegetation within the development is focused within areas of low-value modified grassland.
- 7.43 To mitigate potential adverse impacts during construction and operational phases, the following measures will be implemented.
- A European Protected Species Licence will be obtained for Hazel Dormice. A translocation of common reptile species will be undertaken to protect species from harm.
 - A minimum 15-metre buffer zone is provided to the Ancient Woodland from the Southern Boundary.
 - Orchards will be created on site, which will include species-rich grassland and fruiting trees, this will benefit invertebrate species on site and further improve foraging resources for bats.
 - Numerous enhancements for various species such as Dormice Boxes, Swift and Bat Boxes.
- 7.44 A gain for Biodiversity has been achieved on site for both linear/hedgerow and area habitats within the proposed development scheme. There is a net gain of + 10.34 % in area habitats (or +2.86 habitat units), a net gain of +13.09% in linear habitats/hedgerows (or 0.35 hedgerow units). The final results are shown in the screenshot below.

FINAL RESULTS		
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	2.86
	<i>Hedgerow units</i>	0.35
	<i>Watercourse units</i>	0.00
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	10.34%
	<i>Hedgerow units</i>	13.09%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

8. Affordable Housing Statement

- 8.1 The required affordable housing provision is set by the S106 Agreement which accords with policy AH SP2 of the Local Plan and policy HP6 of the Walberton Neighbourhood Plan. This requires 30% affordable housing provision on-site. Policy AH SP2 states the Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing, however this is superseded by the S106 Agreement which requires a tenure mix of 67% affordable rent, 8% intermediate and 25% first homes.
- 8.2 In accordance with the S106, the proposal comprises 29 affordable units, equating to 30% of the total housing proposed and the tenure split is in general compliance with the S106, as shown in the table below.

	Affordable Rent	Shared Ownership	First Homes
1 bed	10	0	4
2 bed	4	0	3
3 bed	4	2	0
4 bed	2	0	0
Total (% of Total)	20 (68%)	2 (7%)	7 (24%)

- 8.3 Policy AH SP2 also states the affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise:

- 1 bedroom: 35 - 40%
- 2 bedroom: 35 - 40%
- 3 bedroom: 15 - 20%
- 4+ bedroom: 5 - 10%

8.4 The proposed affordable housing mix is set out below, which is largely in accordance with Policy AH SP2:

No. of beds	No. of dwellings	Percentage of Total
1 bed	10	34%
2 bed	7	24%
3 bed	6	21%
4 bed	2	7%
Total	29	100%

10.5 During the pre-application discussions with Arun District Council, Bellway Homes did actively engage with the Councils Affordable Housing Team in relation to the proposed housing mix. The proposed dwelling mix and unit sizes have been amended in response to officer feedback which demonstrates a collaborative approach and ensuring the scheme aligns as closely as possible with the Councils expectations.

9. Conformity with S106

- 9.1 The Outline planning permission is subject to a S106 Planning Legal Agreement which secures the provision of various obligations, including 30% affordable housing, submission of a Travel Plan, Open Space Provision and financial contributions towards Travel Plan monitoring, Education Transport and planning obligation monitoring.
- 9.2 The development proposal's conformity with the S106 affordable housing requirement is set out above.
- 9.3 A detailed Travel Plan will be submitted prior to the commencement of development which will seek to encourage residents to consider and make use of the various transport options available to them for local journeys.

9.4 Details of public open space have been submitted as part of this Reserved Matters application in accordance with condition 8 of the Outline planning permission. An Open Space Scheme setting out full details of the required public open space and play area(s) within the development and the proposed maintenance and management arrangements for those areas will be submitted to the Council.

9.5 The financial contributions towards Travel Plan Monitoring and Education Transport will be made to the County Council within 10 working days of the commencement of development. This would be in accordance with the S106.

10. Conclusion and Planning Balance

10.1 The applicant has carefully considered the comments of Arun District Council and the Local Councillors as part of the pre-application response from the planning officer. The layout has sought to respond sensitively to the site constraints; surroundings and the design parameters set by the Outline Planning Permission.

10.2 The scheme will bring the following benefits:

- Provision of 95 new homes, offering a balanced mix of 1, 2, 3, 4 and 5-bedroom properties;
- 30% affordable housing, with the required tenure split between affordable rent, First Homes and shared ownership;
- Homes designed to accessible and adaptable standards (M4(2) and M4(3));
- Vehicular access from Wandleys Lane, with additional pedestrian access from Wandleys Lane to provide local connectivity;
- Delivery of Biodiversity Net Gain and wildlife planting in open spaces and tree planting;
- Provision of public open space including a LAP, LEAP, Community Orchard and Allotments;
- High-quality architecture reflecting the local vernacular;
- Sustainable Drainage Systems (SuDS) integrated throughout the development.

10.3 There is also the benefit of bringing this site forward for delivery in an area of housing need and the economic benefits arising from the construction process and from ongoing expenditure into the local economy by future occupants and their families. There are no adverse effects identified through this planning assessment that would significantly and demonstrably outweigh the benefits identified above. As such the local planning authority should apply the presumption in favour of sustainable development, as set out at paragraph 11 of the NPPF.