

Arun District Council

Our Ref:

SDNP/25/03942/ADJAUT

Contact Officer:

Nicola Van Wunnik

21st November 2025

Dear Sir/Madam,

**Neighbouring Authority Consultation**

**Applicant:** Arun District Council

**Proposal:** Adjoining Authority Consultation - Arun District Council (AB/122/25/OUT) - Outline application with all matters reserved except access for the erection of up to 6 No dwellings with associated access, parking and landscaping. This application affects the setting of listed buildings, affects the character and appearance of the Arundel Conservation Area and is a Departure from the Development Plan.

**Location:** Land at London Road, And Land West of and Adjoining Anne Howard Gardens, Arundel

Thank you for your correspondence received 26 September 2025, consulting us as a neighbouring authority on the above noted development proposals.

Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination.

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Section 245 of the Levelling-Up and Regeneration Act 2023 (S.245 duty) amends and strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 upon relevant authorities, which includes the National Park Authority itself, to 'seek to further the specified purposes of Protected Landscapes'.

The National Park's comments on the development are as follows:

Thank you for consulting the South Downs National Park Authority (SDNPA) on the above application.

Section 245 of the Levelling-up and Regeneration Act 2023 strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 and requires all relevant authorities including

South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH

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neighbouring local planning authorities to further the National Park's statutory purposes. The first purpose is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Development within the setting of a national park is relevant in regard to the section 245 duty, and Paragraph 189 of the NPPF now includes specific reference to the setting of National Parks:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, **while any development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.**"

It is therefore important to consider direct and indirect effects upon the National Park designated landscape and its setting as well as its special qualities. The LPA officers will therefore need to assess any impacts upon the National Park to address the above statutory duty. The SDNPA makes no comment on the principle of development.

The development is located directly adjacent to the National Park boundary, making it a highly sensitive site. Its close proximity has the potential to significantly impact on the setting of the National Park.

#### Landscape, Ecosystem and Dark Night Skies

The SDNPA would advise that any development within the setting of the Park should positively contribute to landscape, ecosystem services and biodiversity net gain. New planting should all be native and locally characteristic in order to offer meaningful benefits to wildlife and positively contribute to landscape character. Avoid planting which is overly ornamental and may not have significant ecological or landscape benefits.

It is recommended that consideration also be given to dark night skies, which are a special quality of the National Park. The South Downs National Park is a designated International Dark Sky Reserve and dark skies and tranquillity are both special qualities that need to be protected. Paragraph 198(c) of the NPPF outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. Whilst there is likely to be pre-existing lighting associated with the residential properties in the locality, the SDNPA would encourage any new development to have a sensitive approach to lighting which conforms to the Institute of Lighting Professionals for lighting in environmental zones guidance and tries to achieve zero upwards light spill in all respects. The use of timed black out blinds and/or low transmission glazing should be secured via condition.

Further information/advice on sensitive lighting can be found in the SDNPA's Dark Skies Technical Advice Note which is available via the following link:

<https://www.southdowns.gov.uk/wp-content/uploads/2021/06/DNS-TAN-2021-Main Document-External-Lighting.pdf>

Yours faithfully



**TIM SLANEY**

Director of Planning

South Downs National Park Authority

**Contact Officer**

Nicola Van Wunnik





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To: Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
Subject: SDNPA Consultation Response, your ref AB/122/25/OUT

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Dear Sir/Madam,

Please see attached consultation response. Please note that this document is in PDF format. Please contact us by return email should you have difficulties opening the file.

Please can you spare 5 minutes to complete an online survey about your experience of the planning service. Your feedback will greatly help us improve the service we provide to our customers. ~ Note that, whilst we ask for the application reference at the beginning of the survey, this is so that we are able to track back to applications to provide context to the answers given. Neither your name nor any other identifying information will be matched back to the results.

Many thanks in advance for taking the time to complete this survey.

Please click on the link below to start the survey:

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Best Wishes

Planning Support Team  
SDNPA (Called In Applications)  
For and on behalf of South Downs National Park Authority