

Arun District Council

Our Ref:

SDNP/21/00030/ADJAUT

Contact Officer:

Richard Ferguson

Tel. No.:

22nd February 2021

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjacent Aulthority Consultation - Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land. This application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

Address: Land at Ford Road Arundel

Thank you for your correspondence received 15 December 2020, 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 statutory purposes and duty of the National Park are:

- **Purpose 1:** To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- **Purpose 2:** To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- **Duty:** To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.

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

Thank you for consulting the South Downs National Park Authority.

It is understood that the National Park's boundary is approximately 45m to the north, behind existing properties on Dollaway Road. There is also a footpath link between these properties into/out of the National Park which is opposite the north west corner of the site.

The Landscape and Visual Impact Assessment (LVIA) submitted is reasonably comprehensive in terms of assessing the views of the site within its locality and it does acknowledge the National Park and its setting, albeit it is not referred to the pages on the site context and study area. That said, it is accepted that given the topography and the enclosed landscape character of the area

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

identified, views towards the site from within the National Park are limited to some glimpsed views and, consequently, visual impact upon the setting of the National Park is not significant.

Paragraph 4.3.10 of the LVIA refers to these filtered views from the National Park but it is unclear how this has informed the layout of the dwellings. Rather, a proposed 10-15m buffer of existing trees and new planting along the Site's northern boundary is relied upon to help integrate the scheme into its wider surrounds. This new buffer should be considered in detail in regard to locations of new trees in particular to assist in contributing to the setting of the scheme.

The SDNPA encourages that the objectives within the LVIA to improve green infrastructure connectivity within and outside of the site are secured. The SDNPA also recommends seeking improvements to link the development with surrounding public rights of way, as advocated in objective 2 (page 57) within the LVIA.

Concern is raised in regard to the proposed lighting plan as there is no apparent consideration of upward light spill. This is an important consideration within the setting of the National Park and its special quality of dark night skies, as an Internationally designated dark Night Skies Reserve. Low level bollard lighting could be an effective alternative and there could be scope for these if roads are not adopted.

In light of the above, it is considered that the scheme has the potential to not impact upon the setting of the National Park either in visual terms and experiential qualities, provided impacts upon dark night skies are given proper consideration. This is a special, experiential, quality of the National Park which warrants further assessment.

The SDNPA would therefore conclude that the above comments offer a 'neutral' response to the application proposals, with a proviso that we expect the Local Authority to assess the impacts upon dark night skies in further detail, in the context of its Statutory Duty to consider National Park Purposes.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Richard Ferguson



