

Arun District Council

Our Ref: SDNP/21/01439/ADJAUT
Contact Officer: Richard Ferguson

17th March 2021

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjacent Authority Consultation - Amendment dated 8th March - 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 8 March 2021, 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 re-consulting the SDNPA in regard to the further submission by the Applicant. The Authority's previous response, dated 22/02/2021, remains valid and in addition we would like to make the following further comments.

It is disappointing that the substitute Design and Access Statement does not recognise that the South Downs National Park is within the proximity of the site. For instance, the 'wider designations and features plan' fails to identify the National Park. Furthermore, in section 3 the commentary under landscape appraisal (section 3.2) and 'landscape opportunities and constraints' (section 3.2.2) doesn't include any reference to the National Park as a potential receptor which is a concern.

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

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Whilst the Authority's 'neutral' response regarding impacts on the setting of the National Park remains, officers should consider requesting further updates to the Design and Access Statement and the landscape strategy to better demonstrate how the scheme takes account of the National Park's setting. This is important as there is a statutory duty upon Local Authorities to consider National Park purposes and duty.

The Authority previously commented on the proposed external lighting. The additional details on lighting in the addendum Design and Access Statement (section H.06) shows a range of ornate lighting columns, wall mounted lights, and free standing bollards. Given the Authority's previous comments on dark night skies, these lighting details are not acceptable. These designs are unlikely to mitigate upward light pollution and would contribute to the general upward sky glow of the surrounding residential area. Consequently, there is the potential for the special quality of dark nights skies within the National Park to be affected.

Therefore, the Authority wishes to object on this basis. However, this could be overcome either via a condition which requires an appropriate lighting strategy to be submitted or via the details of a Reserved Matters application, should planning permission be granted. We would welcome being consulted on these details.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Richard Ferguson

