

Arun District Council

Our Ref: SDNP/24/00685/ADJAUT

Contact Officer: Richard Ferguson
[REDACTED]

4th March 2024

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Arun District Council

Proposal: Adjoining Authority Consultation - Arun District Council (AL/11/24/OUT) - Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.

Location: Land East of Westergate , Westergate, ,

Thank you for your correspondence received 15 February 2024, 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:

Further to your consultee request in respect of the above application, the Authority has the following comments to make.

The National Park boundary is north of the A27 and in between it and the application site there is intervening development of the road, Westergate and Eastergate in particular. It is acknowledged that the site is an extension to the existing settlement that is subject to a strategic allocation. It is also acknowledged that a hybrid application has been submitted.

The Landscape and Visual Impact Appraisal, which is also appended to the Environmental

South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH
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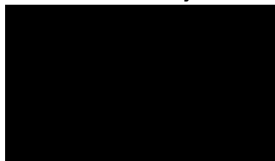
Impact Assessment, details the prevailing landscape character and sensitivities of the site. Whilst the document (page 5) identifies policy LAN/DM1 which refers to conserving the setting of the National Park, subsequent sections appears to be absent of any assessment/commentary in regard to how or whether the setting of the National Park would be affected. We consider that this is an omission that should proportionately be addressed.

Notwithstanding, given the distance, landscape character including topography, intervening development and that the site appears reasonably well contained (based on the LVIA findings), the proposals may not impact upon the setting and conflict with the First Purpose of a National Park. However, the Applicant needs to clearly demonstrate this through the information provided. This is also important for the Local Planning Authority to consider given the statutory duty placed upon statutory public bodies to further the purposes of the National Park in decision making.

An aspect of the design to consider will be the impact upon the dark night skies designation of the National Park and how any future lighting scheme may affect the National Park's setting in this respect.

We also encourage improving pedestrian and cycle links through the site and beyond where possible in order to improve routes for people to access the National Park.

Yours faithfully



MIKE HUGHES

Interim Director of Planning
South Downs National Park Authority

Contact Officer

Richard Ferguson



-----Original Message-----

From: [REDACTED]

Sent: Monday, March 4, 2024 2:56 PM

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: SDNPA Consultation Response, your ref AL/11/24/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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