

Arun District Council (Amber Willard)

Our Ref:

SDNP/22/02002/ADJAUT

Contact Officer:

S Robinson

Tel. No.:



25th April 2022

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant Name: Arun District Council (Amber Willard)

Proposal: Adjoining Authority Consultation - Arun DC (AL/39/22/OUT) - Outline application with some matters reserved (appearance, landscape and scale) for the erection 9 No. residential dwellings.

Address: Land to South of Dukes Road , Fontwell , Arundel , BN18 0SP,

Thank you for your correspondence received 20 April 2022, 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:

All relevant authorities (which includes local planning authorities) must have regard to these statutory purposes when exercising their functions, which includes a consideration of the setting of the National Park.

The National Park also has a duty to seek to foster the economic and social well-being of local communities within the national parks.

This response relates to planning application AL/39/22/OUT, which seeks approval of the outline application with some matters reserved (appearance, landscape and scale) for the erection 9 No.

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



residential dwellings.

The applicant makes reference to the proximity to the South Downs National Park within their planning statement and note that paragraph 176 of the NPPF is not relevant as the site does not fall within the Park. However, the site is located on the southern side of Dukes Road, which runs adjacent to the boundary of the South Downs National Park and as such it is considered this development would fall within the setting of the National Park. Therefore, Paragraph 176 is relevant and as such great weight should be given to conserving and enhancing landscape and scenic beauty of the National Park and that the development should be sensitively located and designed to void or minimise the adverse impacts of the designated areas.

The SDNPA would advise that any development within the setting of the park should positively contribute to the ecosystem services of the National Park and to biodiversity net gain. Additionally, an important consideration is the impact of the proposed development on surrounding protected habitats within, and adjacent to, the National Park. The potential impact of the development on protected habitats and their species, both during the construction phase and also post-construction, needs to be determined in order to ensure the wildlife and natural beauty of the National Park is conserved and enhanced.

The proposed access to the site would see the implementation of a secondary route alongside Dukes Road with two entrances points for the 9 dwellings. It is considered this would not be in keeping with the rural nature of Dukes Road and add a level of urbanisation in such a rural area. Whilst this is an outline application to include access and layout (with appearance, landscaping and scale reserved) there are concerns about the amount of hardstanding due to the proposed access arrangement and visual impact upon the surrounding rural character.

The use of hedging along Dukes Road is welcome as this would be in keeping with similar boundary treatments. Due to the proximity to the South Downs National Park it is advised that all boundary and public domain planting is native to encourage the continuation of a wildlife corridor and locally characteristic vegetation along the front boundary of the development.

The application is supported by a Preliminary Ecological Appraisal which concludes that the development has the potential to have negative impacts on bats, dormice and the South Downs National Park Dark Night Skies Reserve status, which should be addressed. Dark night skies are a consideration in regard to the setting of the National Park.

There would be a likely increase to external lighting within the site and therefore the external lighting proposals should take guidance from the Dark Night Skies Technical Advice Note below: <https://www.southdowns.gov.uk/wp-content/uploads/2021/06/DNS-TAN-2021-Main-Documents-External-Lighting.pdf>

It is recommended that further ecosystem services enhancements could be achieved by the development and this should be explored further.

Recommendation

No objection is raised to the proposed scheme, subject to addressing the considerations above.

If there are any material changes to the proposals, or you would like further advice in relation to the National Park's setting, please contact us.

Yours faithfully

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer

S Robinson

