

Arun District Council

Our Ref:

SDNP/20/02609/ADJAUT

Contact Officer:

Richard Ferguson

Tel. No.:

[REDACTED]

14th July 2020

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: ADJOINING AUTHORITY CONSULTATION from Arun District Council, Case Ref: AL/46/20/PL - Demolition of Wings House & the erection of 81 No. replacement dwellings (80 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works. This application is a Departure from the Development Plan.

Address: Wings Nursery, Lidsey Road, Woodgate, PO20 3SU

Thank you for your correspondence received 24 June 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 on the above application. The Authority wishes to submit general 'neutral' comments which neither object or support these proposals.

Whilst the application site falls outside of the National Park, there is a statutory duty on all stakeholders to consider the impact upon the National Park, and its setting, during decision making. The statutory purposes and duty of the National Park are:

- o Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- o Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities

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- o of the National Park by the public.
- o Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.

Arun District Council (ADC) officers therefore will need to assess any impacts upon the National Park in order to address the above statutory duty.

The Site is a notable distance from the boundary of the National Park, which is on the northern side of the A27. However, it is not so far away as to not be considered. It is noted that the application documentation makes no reference to the National Park, including in sections which relate to the context of the site and the landscape. Further commentary from the Applicant may therefore be needed in this regard in order to assist ADC officers in their assessment of the application.

Given the topography of the area, the distance between the Site and the National Park, intervening development and green Infrastructure, the proposals are unlikely to have a significant visual impact upon the setting of the National Park.

However, consideration should be given to the external lighting scheme, both for individual dwellings and the public realm, insofar as to minimise upward light spill. The National Park is an internationally designated Dark Night Skies Reserve and ambient light in the wider vicinity of its boundaries has the potential to impact upon this designation and consequently the National Park's setting and its special qualities.

Therefore, a well considered lighting scheme within the proposals should be achieved which could be addressed via a suitably worded planning condition.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer
Richard Ferguson

