

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref: SDNP/21/03348/ADJAUT
Contact Officer: Karen Wooden
Tel. No.: [REDACTED]

5th July 2021

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant Name: Arun District Council
Proposal: Adjacent Authority Consultation from Arun DC, Case Ref- AL/66/21/PL - 1 No. 4 bedroom detached dwelling with a detached 3 bay garage (2 open bays and 1 enclosed), associated foul field drain, storm soakaway, new front boundary treatment, roof mounted PV & Ground Source Heat pump System (resubmission following AL/62/19/PL). This site is in CIL Zone 3 and is CIL Liable as new dwelling.

Address: Land rear (South) of Sundown , Littleheath Road , Aldingbourne , BN18 0SR

Thank you for your correspondence received 14 June 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 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
South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH
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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 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 located to the south of Dukes Road, within 100m of the South Downs National Park. The proposal seeks to construct a new 4 bedroom detached dwelling, with a detached 3 bay garage. The property is to be constructed in an area where there is pre-existing residential development, and as such the development would likely result in minor impacts on the setting of the National Park. However, consideration should be given to the visual impact of the development upon the landscape character of the National Park. The principle of development on this site has been established following appeal decision reference APP/C3810/W/19/3241407.

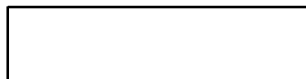
The National Park is an internationally designated Dark Night Skies Reserve and ambient light in the wider vicinity of its boundaries has the potential to impact upon this designation and consequently the National Park's setting and its special qualities. Paragraph 180(c) of the NPPF 2018 outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. The SDNPA would encourage new development to have a sensitive approach to lighting, which aims to achieve zero upward light spill in all respects. The use of timed black out blinds and/or low transmission glazing should be secured via condition as appropriate.

Any lighting should also take into account the biodiversity sensitivities of the site and not disturb or harm wildlife, given the priority woodland habitat.

Further information/advice on sensitive lighting can be found in the SDNPA's Dark Skies Technical Advice Note which is available via the following link

<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf>

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Karen Wooden

