

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

Our Ref:
Contact Officer:
Tel. No.:

SDNP/20/05541/ADJAUT
Stella New

1st February 2021

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjacent Authority Consultation from Arun DC - Case Ref: A/109/20/RES - AMENDMENTS RECEIVED 3rd December to Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

Address: Land South of Water Lane , Angmering

Thank you for your correspondence received 4 December 2020, consulting us as a neighbouring authority on the above noted development proposals.

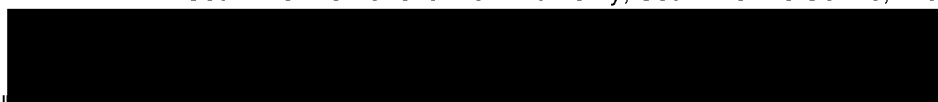
Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination. The statutory purposes and duty of the National Park are:

- **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:

The Authority raised concerns when the site was originally proposed to be allocated given its landscape sensitivity and the potential for development to negatively impact the setting of the National Park. The Authority objected to the outline planning permission A/99/17/OUT due to its failure to properly consider and respond to the site's landscape sensitivity, and the unacceptable negative impact of development upon the setting of the National Park and its Special Qualities. The detailed landscaping plans put forward at reserved matters application have done nothing to allay the Authority's concerns. Until last week, the Authority was unfortunately not provided with

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



the opportunity to collaborate in the scheme, or provide landscape input that may have avoided harmful impacts arising.

It is the view of the Authority that the last remaining option to avoid negative effects from what appears to be a predominantly number-led scheme is to ensure that the site will be screened in views from the east. The LVIA submitted at outline stage identifies the setting of the National Park as being of "very high" sensitivity, and claims that a landscape buffer along the sites eastern boundary (5.5-9m wide) would "provide screening and separation from the National Park."

However, the inadequacy of the screening function of this minimal buffer remains a significant concern, particularly given the intention for the "Sussex View" character area to achieve "scenic views of the National Park," which implies the buffer will permeable. This character area has been designed to maximise views out for occupants, but has failed to pay equal attention to the impact the scheme might have on views and landscape character looking back towards the site. This is demonstrated in the Context Analysis section of the DAS, where all 'context' images are taken from within the site. Far from forming a sensitive transition, the Sussex View character area will form an abrupt edge to the development that is reliant upon being screened by an inadequate, permeable 5.5-9 m planting buffer and the existing low, sloping verge to the A280.

Given that the Illustrative Visuals provided are notably lacking in views into the site from the east, BDW recently offered to provide visuals of the site looking eastwards from key viewpoints within the SDNP and from the footpath across the A280, so that the visual impacts of development on the setting of the National Park could be better understood. However, the only visual that has been provided is a photograph looking obliquely into the site from the western end of the footbridge from a tight angle across the roadside verge. If the photo had been taken from the location indicated on the accompanying map (the eastern side of the footbridge) this would have given a clearer and far more accurate indication of visual impacts when seen from the east. The green line showing the extent of existing vegetation appears to follow the 'wispy' highest extent of vegetation in the foreground, and the outline of the proposed planting also appears to be of a very similar height to the existing verge.

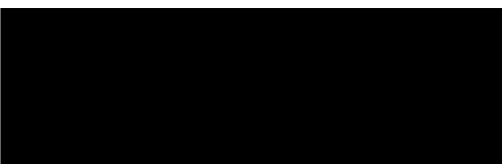
The angle chosen presumably captures a view of the maximum amount of screening that could be provided. As a result, the 'visual' is presented very differently from the artist impression visuals of views of the site from Water Lane, which clearly show the units above the existing vegetation. From the higher, bridge location, it would be expected that the view would be mostly over the vegetation looking into the site, and that the units would be far more visible.

It is considered that the two storey rendered (pale finished) units along the eastern boundary will be likely be seen from the road and the bridge. This will present an intense, urbanised development edge and lack of any meaningful transition from designated countryside to built form. This negative visual impact is the result of cumulative uncharacteristic interventions throughout the site in landscape terms, and a lack of any meaningful design response to the constraints identified early on.

As such, it has not been demonstrated that the development will not be highly visible from sensitive viewpoints within the National Park, or that the National Park's setting and special qualities will not be permanently and significantly harmed as a result of the changes in landscape character.

If minded to approve the application, it is requested that the dwellings facing eastwards be subject to a condition restricting the materials palette to avoid light painted render or weatherboard.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Stella New



