

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

Our Ref: SDNP/20/03305/ADJAUT
Contact Officer: Stella New
Tel. No.: [REDACTED]

15th October 2020

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjacent Authority Consultation - A/109/20/RES - 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 August 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 SDNPA on this application for approval of reserved matters following outline consent A/99/17/OUT for a new Bridge over the Black Ditch providing access to the approved development.

In this instance, the bridge is necessary infrastructure for the delivery of the housing development. Any development within the setting of the National Park should positively contribute to ecosystem services and demonstrate environmental net gain and respect the setting of the National Park landscape. Opportunities to provide green infrastructure and additional habitat should be taken in order to conserve and where possible enhance the setting of the National Park. Details of native ruderal planting along the new verge and embankment profiles should be secured via condition to ensure these provide biodiversity net gain.

The National Park is an international Dark Night Skies Reserve. Any new development close to the

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

[REDACTED]
ADADJZ

National Park's boundary should also have a sensitive approach to external lighting which conforms the Institute of Lighting Professionals for lighting in environmental zones, and tries to achieve zero upwards light spill in all respects. The external lighting scheme should also take into account the biodiversity sensitivities of the site and not disturb or harm wildlife. The Council's biodiversity officer should be able to advise further on this. 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>

If minded to approve the application, the SDNPA recommend that full details of any street lighting along the bridge (both during and after the construction period) are secured by an appropriate planning condition with the intention of limiting light pollution and disturbance to wildlife.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer
Stella New

