

Arun District Council (David Easton)

Our Ref:

SDNP/21/06404/ADJAUT

Contact Officer:

Nat Belderson

Tel. No.:



7th February 2022

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant Name: Arun District Council (David Easton)

Proposal: Adjoining Authority Consultation - Approval of reserved matters following outline consent A/40/18/OUT for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.

Address: Land North of Water Lane Angmering,

Thank you for your correspondence received 23 December 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:

ADC Reference numbers: A/248/21/PL, A/252/21/DOC, A/256/21/RES

Thank you for agreeing for an extension of time in order for the SDNPA to provide comments on the above three applications relating to Land North of Water Lane - this response covers all three consultations.

The site is within the setting of the South Downs National Park. It should be noted that since the outline approval and allocation of the site for development, revisions to the National Planning Policy Framework have now includes a requirement for development within the setting of National Parks, AONBs and The Broads to be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

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

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The design development of the approved outline scheme involved discussion between the applicants and the SDNPA's landscape officer and it is therefore concerning to note some of the variations in the details now sought, albeit that in some respects there may be an improvement upon the approved scheme.

Of greatest significance to the National Park is the extension of the amended layout to the higher ground to the north, into the landscape buffer/public open space. This will affect in particular the views from the SDNP to the south-east, looking across the site and back into the National Park, where this northern field is clearly visible and contributes to the rural character. We note that the overall ridge heights AOD are not intended to change, but this does not necessarily address the noticeable urban expansion further into the northern parts of the site and away from the historic settlement core of Angmering in such views, albeit that the general principle of lower density housing to provide more of a rural edge to the site is welcomed. The SDNPA therefore considers it would be essential for the LPA to secure visualisations in order to properly understand the impacts. These would also help understand the impacts of some of the larger, more bulky (approaching 3 storey) flats to the southern end of the site, as well as the effectiveness of proposed tree planting throughout the site.

The general principle of stronger green infrastructure, including habitat linkages and increased tree cover within the development is to be welcomed, as is inclusion of a planted buffer from Grooms Copse ancient woodland (although the 15m distance set out in NE standing advice should be seen as an absolute minimum). It is a pity that the thick belt to the north of the existing motor circuit would be lost and the opportunity should be taken to consider thicker planting to the northern boundary alongside the A27. Whilst screening planting is not always the appropriate solution in landscape terms, in this case it could reduce views between the site and the A27, as well as reducing potential desire for an acoustic wall alongside the road in the future. The woodland planting to this and the eastern should be treated in a way that is characteristic to the local landscape and be designed to provide a positive contribution, rather than having a parkland feel.

It is noted that the existing footpath through site will be upgraded to a 3m-wide footpath and cycle track, largely off-road. This footpath links onto Dappers Lane which provides the best opportunity for access to the National Park for recreation by means other than the car and. In line with our comments on other development in the area, we would welcome considerations to make Dappers Lane more suitable for such users and we understand that some such improvements are included within a legal agreement. We also note that the proposed access from the main part of the site to Dappers Lane will remain limited to bus and emergency vehicles, and we trust that the LPA is satisfied that this can be suitably controlled.

Finally, we note that the Lighting Impact Assessment and lighting proposals are for a scheme within ILP Zone 2, although we would point out that some additional/upgraded streetlighting on the approaches to the new A280 junction may be within the SDNP, which in this area is a Zone 1b transition zone.

Yours faithfully

TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Nat Belderson

