

Mrs A Gardner
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref: SDNP/18/02230/ADJAUT
Contact Officer: Vicki Colwell
Tel. No.: 01730 819280

18th May 2018

Dear Sir/Madam,

Neighbouring Authority Consultation

Thank you for your correspondence received 24 April 2018, consulting us as a neighbouring authority on the above noted development proposals.

The National Park's comments on the development are as follows:

**Proposal: A/36/18/OUT - Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.
Address: Land Off Arundel Road, Angmering, BN16 4ET**

Thank you for consulting the South Downs National Park on the outline application for development off Arundel Road, Angmering.

The purpose of this SDNPA response is to consider the impact of the proposed development on the Purposes of the National Park, which are:

- 1) To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
- 2) To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

This response therefore supports Adur District Council in their duty to have regard to the impact of development on the National Park, as established by S62 of the Environment Act 1995.

This application is an outline application with all matters reserved except access arrangements. As a result our response focuses principally on this issue and makes only more general or limited comments on other matter which will be considered in more detail at a subsequent later date. Please therefore find below our comments.

The principal of development on this site

The SDNPA made comments on the principal of the allocation of site SD9 through the consultation on the modification to the Arun Local Plan in May 2017 and February 2018. Our understanding is that this site does not fall within this proposed allocation and would be a departure from the emerging Local Plan. It is therefore worth noting that we raised concerns about the landscape impact of the development and further criteria were added to the policy. These criteria would equally apply to this site off Arundel Road.

Access

The SDNPA seeks to promote sustainable travel to the National Park; reduce the impacts of traffic within it; and, promote healthy lifestyles. The A27 presents a significant barrier between the population to the south and the National Park. This is particularly true for non-motorised users (NMUs). While there are some good NMU routes such as the Downs Link at Shoreham, other historic rights of way have been severed by the A27 and where crossings exist they are few and far between, often at grade and considered dangerous to use because of volumes and speed of traffic. The PROW network north of A27 includes footpaths and bridleways which link directly to the South Downs Way National Trail and to other sites such as Cissbury Ring and the Angmering Park Estate but accessing these from south of the A27 is difficult and uninviting.

Providing direct access from the site to Arundel Road and the footpath to the west is supported but must be accompanied by measures to upgrade the pedestrian facilities and linked footpaths beyond for NMU and reduce the impact of traffic on it. In addition signage within the development site should also be provided to highlight where these links exist.

Any new or upgraded infrastructure should be accessible to the largest possible range of users and therefore be designed to take into account the needs of walkers, cyclists, horse riders and people with disabilities.

Street lighting normally accompanies large development sites, particularly in connection to road infrastructure. Given the proximity to the SDNP, we would like draw your attention to the fact we are designated as an International Dark Sky Reserve. We therefore ask that the applicant gives serious consideration to what options are available to limit the use of lighting at this early stage in the design of the scheme to ensure that all opportunities to reduce light pollution have been taken.

Although not part of the outline application we would like to draw your attention to initial views we have on other potential aspects of the proposal.

Public open space

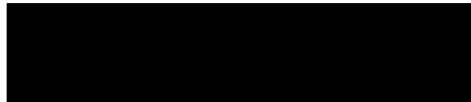
The masterplan includes a narrow stretch of open space around the perimeter of the site. It is not integrated into the layout of the scheme and does little to connect existing areas of habitat, particularly the surrounding woodland. As currently proposed it has the potential to merely form a circuit for dog walkers and is unlikely to be particularly inviting or an asset for more than the immediate residents. In many

places it may be too narrow to provide any opportunities for ecological enhancement.

Due to the proximity of the SDNP, we would also encourage the developers to rethink the open space integrating it with the landscape and changes in contours as well as making linkages to the adjoining habitats, particularly the woodland. This is an opportunity to bring the National Park to the existing and new residents of Angmering.

The proposed full sized adult football pitch is unlikely to form a focal point and may need to be accompanied by fencing, lighting, changing facilities and parking to be used to its maximum potential. This needs to be considered in the design of a scheme. The close proximity of new homes to the pitch is likely to lead to conflict.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Vicki Colwell



