

Michael Eastham
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref: SDNP/18/02229/ADJAUT



15th May 2018

Dear Sir/Madam,

Neighbouring Authority Consultation

Thank you for your correspondence received 23 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/40/18/OUT - Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. Departure from the Development Plan.

Address: Land North of Water Lane, Angmering

Thank you for consulting the South Downs National Park on the outline application for development off Water Lane in 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 (which includes the land subject to this application) through the consultation on the modification to the Arun Local Plan in May 2017 and February 2018. Concerns were raised particularly about the landscape impact of the development and further criteria were added to the policy. The principal of the development has therefore already been considered and commented on.

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.

However, unlike other areas Dappers Lane does provide a good link to the National Park through the use of an underpass under the A27. The Lane itself is semi-suburban to the south with limited or no pavements. Further north it becomes narrower, bordered by trees and hedges and takes on a very rural character. Direct access from the site to Dappers Lane is proposed in a number of places. This is supported but must be accompanied by measures to upgrade the lane 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 large area of open space to the north of the site. This is a significant asset for the development but does not currently appear to be suitably linked to the development, visually or physically. We also note the linear park but this does appear as a corridor rather than a useable feature tying the scheme together from north to south. Ultimately the corridor connects through to the larger area of public open space to the north through a narrow gap between houses.

The large area of public space, if well designed is likely to attract visitors, some of which will come by car, especially if it includes a junior football pitch. This needs to be factored into the scheme to avoid nuisance to residents but also the possibility of people parking on Dappers Lane which would damage the verges and detract from its increasingly rural feel.

The masterplan shows multiple LEAPS, LAPS etc dotted throughout the development including two that directly abut the large area of public open space to the north. We would suggest that it would be better to invest time and money in a better more integrated public open space including some of the play areas. Due to the proximity of the SDNP, we would also encourage the developers to think about a more 'natural' play space integrating with the landscape and changes in contours as well as making best use of the features that already exist. This is an opportunity to bring the National Park to the residents rather than creating a suburban feature on the boundary between the two areas.

Grooms Copse

Grooms Copse is an area of ancient woodland adjoining the site and within the SDNP. The proposed buffer zone is noted and it must be ensured that development will not result in the deterioration of the habitat. Opportunities to connect this woodland through the development to the open space and the National Park beyond should be taken.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority



