

Arun District Council

Our Ref: SDNP/22/01442/ADJAUT

Contact Officer: Nat Belderson

29th April 2022

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant Name: Arun District Council

**Proposal: Adjoining Authority Consultation - Arun District Council (A/41/22/DOC) -
Approval of details reserved by condition imposed under ref A/40/18/OUT relating to
Condition No 5 - design code masterplan.**

Address: Land North of Water Lane , Angmering , BN16 4EU,

Thank you for your correspondence received 16 March 2022, 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 extension of built form further north within the site reduces the area of landscape buffer/public open space between the development site and the A27. It will be important to ensure that the thin "Wildlife habitats non-accessible to the public" and "Natural and semi-natural areas accessible to the public" zones along the northern boundary are of a meaningful depth in order to avoid a managed parkland feel in views from the adjacent road.

With regard to the proposed character areas, the concept of the "Woodland Edge" character area is welcomed. However, it is noted that the "Village" character area appears to contain more tall buildings (2.5 storeys) than indicated in the building heights parameter plan originally approved.

The upgrading of the existing right of way passing through the site to a 3m wide pedestrian/cycleway. This is the minimum recommended width for a shared cycleway, but the principle is welcomed as it will improve access for pedestrians/cyclists to Dappers Lane and the National Park beyond.

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

ADADJZ

It should be noted that Page 41 of the submitted Design Code document is incorrect in referring to this being along the route of the existing PRow 2149 as the expansion of the developed area to the north would result in a more circuitous realignment of this route.

Yours faithfully

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer

Nat Belderson

