

Arun District Council

Our Ref:

SDNP/22/01543/ADJAUT

Contact Officer:

S Robinson

Tel. No.:



29th March 2022

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant Name: Arun District Council

Proposal: Adjoining Authority Consultation - Arun District Council (A/48/22/RES) - Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Address: Land Off Arundel Road , Angmering , BN16 4ET,

Thank you for your correspondence received 24 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:

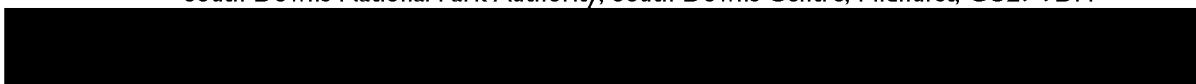
- **Purpose 1:** To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- **Purpose 2:** To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- **Duty:** To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.

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

All relevant authorities (which includes local planning authorities) must have regard to these statutory purposes when exercising their functions, which includes a consideration of the setting of the National Park.

The National Park also has a duty to seek to foster the economic and social well-being of local communities within the national parks.

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



This response relates to planning application A/48/22/RES, which seeks approval of reserved matters following outline consent A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

The site is located on the southern side of Arundel Road, which runs adjacent to the boundary of the South Downs National Park. It is considered that this location is within the setting of the South Downs National Park.

Landscape, Ecosystem and Dark Night Skies

The SDNPA would advise that any development within the setting of the park should positively contribute to the ecosystem services of the National Park and to biodiversity net gain. Additionally, an important consideration is the impact of the proposed development on surrounding protected habitats within, and adjacent to, the National Park. The potential impact of the development on protected habitats and their species, both during the construction phase and also post-construction, needs to be determined in order to ensure the wildlife and natural beauty of the National Park is conserved and enhanced.

The application provides a number of ecological enhancements within their Ecological Mitigation and Enhancement Strategy, this is welcomed. It is recommended that further ecosystem services enhancements could be achieved by the development and this should be explored further.

New planting should all be native and locally characteristic in order to offer meaningful benefits to wildlife and positively contribute to landscape character. Avoid planting which is overly ornamental and may not have significant ecological or landscape benefits.

The SDNPA has been successful in achieving Dark Skies Reserve status for the South Downs National Park - only the second such Reserve in England. For further information please see <https://www.southdowns.gov.uk/enjoy/dark-night-skies/>. It is understood due the nature of the proposal that there is likely to be an increase to external lighting to the site above that which is currently in place. Therefore, the external lighting proposals should take guidance from the Dark Night Skies Technical Advice Note below:

<https://www.southdowns.gov.uk/wp-content/uploads/2021/06/DNS-TAN-2021-Main-Document-External-Lighting.pdf>

Access to the National Park

Access and recreation into the National Park is likely to increase, which will have associated pressures, and positive ways of improving access into the National Park should be considered. Providing connections onto the right of way network is an important consideration.

Recommendation

No objection is raised to the proposed scheme subject to the considerations above.

We recommend that the proposal is assessed in relation to local and national policies, with due regard to environmental, social and economic impacts, with particular emphasis to the special qualities of the South Downs National Park and its purposes of designation.

If there are any material changes to the proposals, or you would like further advice in relation to the National Park, please contact us.

Yours faithfully

TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

S Robinson

