

Arun District Council

Our Ref: SDNP/25/01670/ADJAUT

Contact Officer: Nicola Van Wunnik

25th April 2025

Dear Sir/Madam,

**Neighbouring Authority Consultation**

**Applicant:** Arun District Council

**Proposal:** Adjoining Authority Consultation - Arun District Council (BN/46/25/PL) - Application for construction of 10 No dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

**Location:** Land South of Wandleys Lane , Eastergate , PO20 3SE

Thank you for your correspondence received 16 April 2025, 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:

Thank you for consulting the South Downs National Park Authority (SDNPA) on the above application.

Section 245 of the Levelling-up and Regeneration Act 2023 strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 and requires all relevant authorities including neighbouring local planning authorities to further the National Park's statutory purposes. The first purpose is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Development within the setting of a national park is relevant in regard to the section 245 duty, and Paragraph 189 of the NPPF now includes specific reference to the setting of National Parks:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in

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

National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, **while any development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.**"

It is therefore important to consider direct and indirect effects upon the National Park designated landscape and its setting as well as its special qualities. The LPA officers will therefore need to assess any impacts upon the National Park in order to address the above statutory duty.

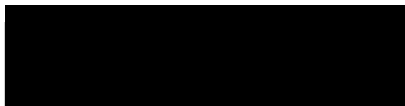
No objection is raised in regard to impacts on the setting of the National Park. This is in light of (1) the distance of the site from the National Park boundary (in excess of 1000m); (2) the intervening development (including the A27); and (3) the topography and landscape character of the intervening area which does not create any visual relationship between the site and the National Park.

Notwithstanding, consideration should be given to the impact of light pollution upon the International Dark Skies Reserve which covers the National Park and Authority would encourage a sensitive approach to both external and internal lighting which conforms to the Institute of Lighting Professionals for lighting in environmental zones, to minimise upwards light spill in all respects.

Further information/advice on sensitive lighting can be found in the SDNPA's Dark Skies Technical Advice Note which is available via the following link:

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

Yours faithfully



**TIM SLANEY**  
Director of Planning  
South Downs National Park Authority

Contact Officer



**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 28 April 2025 10:36  
**To:** Planning Scanning  
**Subject:** FW: SDNPA Consultation Response, your ref BN/46/25/PL  
**Attachments:** ufm2\_Adjacent\_Authority\_Consultation\_Respsen.pdf

South Downs National Park response

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-----Original Message-----

**From:** [REDACTED]  
**Sent:** 25 April 2025 13:38  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** SDNPA Consultation Response, your ref BN/46/25/PL

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Dear Sir/Madam,

Please see attached consultation response. Please note that this document is in PDF format. Please contact us by return email should you have difficulties opening the file.

Please can you spare 5 minutes to complete an online survey about your experience of the planning service. Your feedback will greatly help us improve the service we provide to our customers. ~ Note that, whilst we ask for the application reference at the beginning of the survey, this is so that we are able to track back to applications to provide context to the answers given. Neither your name nor any other identifying information will be matched back to the results.

Many thanks in advance for taking the time to complete this survey.

Please click on the link below to start the survey:

HYPERLINK "<https://urlsand.esvalabs.com/?u=https%3A%2F%2Fwww.southdowns.gov.uk%2Fplanning-news%2Fcomments-complaints%2Fplanning-customer-satisfaction-survey%2F&e=fca4e4f1&h=b1f5d4c1&f=n&p=y>" "\_blank" <https://urlsand.esvalabs.com/?u=https%3A%2F%2Fwww.southdowns.gov.uk%2Fplanning-news%2Fcomments-complaints%2Fplanning-customer-satisfaction-survey%2F&e=fca4e4f1&h=b1f5d4c1&f=n&p=y>

If you have any problems opening the survey link or have any queries about the survey, please email [HYPERLINK "CSS-Planning@southdowns.gov.uk" CSS-Planning@southdowns.gov.uk](mailto:CSS-Planning@southdowns.gov.uk)

Best Wishes

Planning Support Team  
SDNPA (Brighton and Hove Council area)  
For and on behalf of South Downs National Park Authority