

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref: SDNP/20/02232/ADJAUT
Contact Officer: Nat Belderson

24th June 2020

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: ADJACENT AUTHORITY CONSULTATION - BN/50/20/PL - Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

Address: Land West of Fontwell Avenue , Fontwell Avenue , Eastergate , PO20 3RX

Thank you for your correspondence received 29 May 2020, 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 site is some distance from the South Downs National park and we have no comments to make in terms of direct landscape or visual impacts. However, matters relating to biodiversity, dark night skies, and loss of minerals resources do potentially have impacts upon the SDNP or its setting.

Development of the site would entail the removal of a section of hedgerow and young trees in order to create safe visibility splays. If this is essential, then these should be replaced by native hedgerow and tree species (which the applicant has stated is the intention). If possible, we would encourage the District Council to seek a net gain for biodiversity.

The SDNP is designated as an International Dark Sky Reserve and lighting outside of the area can have a

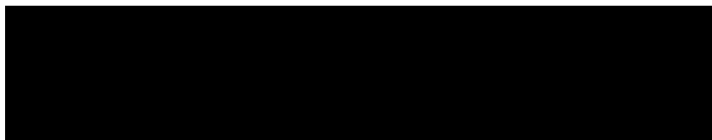
South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH

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negative impact within it. The Design & Access Statement provides some information regarding external lighting and states that these would be clarified through a detailed lighting. The SDNPA requests that a detailed lighting strategy is provided (either as part of this application or ensured via a condition) ensuring that there will be no detrimental impact upon the Dark Skies Reserve or upon sensitive species such as bats. In particular the SDNPA would question whether the use of uplighters is appropriate.

Finally, the site falls within a sharp sand and gravel minerals safeguarding area. The District Council should seek the advice from the County Council regarding the loss of this resource.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer
Nat Belderson



