



Arun District Council

Our Ref: SDNP/25/02724/ADJAUT

Contact Officer: Richard Ferguson

7th July 2025

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Arun District Council

Proposal: Adjoining Authority Consultation - Arun District Council (F/19/25/OUT) - Outline planning application with some matters reserved (except access) for up to 400 No dwellings, an 8-10 form entry secondary school with associated sports pitches and facilities, a community hub of up to 600 sqm, new pedestrian, cycle and vehicular access point onto from Ford Lane with additional secondary pedestrian/cycle access points will be provided throughout the site, allotments/community growing space, an orchard, country park, a sustainable urban drainage system and other formal public open space, landscaping and associated infrastructure. This application also lies within the parish of Yapton, affects the setting of listed buildings, affects a Public Right of Way and is a Departure from the Development Plan.

Location: Land to The South of Ford Lane , Arundel , BN18 0DF,

Thank you for your correspondence received 30 June 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 two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Section 245 of the Levelling-Up and Regeneration Act 2023 (S.245 duty) amends and strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 upon relevant authorities, which includes the National Park Authority itself, to 'seek to further the specified purposes of Protected Landscapes'.

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

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

Thank you for consulting the South Downs National Park Authority. We have no comments to make on the basis of the location and context of the site.

Yours faithfully

TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer
Richard Ferguson

Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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Subject: SDNPA Consultation Response, your ref F/19/25/OUT

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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.

[REDACTED]

[REDACTED]

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Best Wishes

Planning Support Team
SDNPA (Called In Applications)
For and on behalf of South Downs National Park Authority