

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

Our Ref: SDNP/20/05292/ADJAUT
Contact Officer: Richard Ferguson

17th December 2020

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjacent Authority Consultation - LU/238/20/OUT - Outline planning permission with some matters reserved for demolition of existing treatment works and redevelopment of a former camp site on the edge of the River Arun to provide up to 105 homes, 100sqm of A1 Shops use, 220sqm of A3 Restaurant use and 420m of pontoons to provide approximately 32 leisure moorings along with associated landscaping, sluice gate, flood defence works, car parking and highways works, including access. This application also lies within the parish of Clymping, may affect a Public Footpath and is a Departure from the Development Plan.

Address: Land West of Bridge Road Roundabout , Littlehampton , BN17 5DF

Thank you for your correspondence received 16 November 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:

Thank you for consulting the South Downs National Park Authority. The Authority does not provide a detailed objection but would like to raise the following comments as further advice which may prove useful in the determination of this application.

The Authority has a statutory duty in pursuing National Park Purposes and impact upon the setting of the National Park is also an important consideration. The District Council have a statutory duty to consider National Park Purposes in the determination of applications which may affect the National Park.

Given the site's distance from the National Park boundary, it is unlikely to affect the setting of the National

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

ADADJZ

Park in landscape terms.

However, the development appears to impact on the river frontage, with the loss of inter tidal mud and salt marsh. In addition to the floodplain marshes, these impacts could have a negative flood risk impact upon the river upstream, closer to the National Park. In addition in flood zone 3 with a high probability of flooding the development will require new defences which could also have an impact upon the River upstream.

We would be concerned that the District Council's ecologist has no objections, both inter tidal mud flats and salt marsh are priority section 41 habitats and Natural England and the Environment Agency should be looking towards the mitigation hierarchy when determining the impacts, starting with avoidance of loss to full mitigation. The Site is also within the vicinity of a SSSI which should be given further consideration. We recommend further consultation with Natural England and the Environment Agency in regard to the comments above.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer
Richard Ferguson

