

Arun District Council

Our Ref:

SDNP/26/01227/ADJAUT

Contact Officer:

Nat Belderson

30th March 2026

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Arun District Council

Proposal: Adjoining Authority Consultation - Arun District Council (WA/18/26/PL) - Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

Location: Land Off Arundel Road, Fontwell,

Thank you for your correspondence received 24 March 2026, 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'.

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

The site is less than 200m from the National Park at its nearest point, which lies to the north, over the A27. The location of the site and the existing heavily planted verges along this part of the A27 leads us to conclude that there would be limited direct or indirect impact upon the setting of the National Park. The

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

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proposals include retention of this existing screening and we would recommend that the retention and strengthening of this planting is ensured via condition.

Although located outside of the National Park, and adjacent to existing sources of light pollution, the proposed development has the potential to impact on the dark night environment of the National Park through contribution to upwards sky glow, and also through potential visual impacts of new light sources in the wider landscape. Dark Night Skies within and outside of the SDNP also have an importance in terms of tranquillity and perceptual quality of landscapes.

The SDNPA would therefore seek assurance that a lighting strategy will be secured that sets out a sensitive approach to lighting. This should cover both internal and external lighting both during the operational and construction phase of the development. It should conform to the Institute of Lighting Professionals for lighting in environmental zones, and aim to achieve zero 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/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf>

A public footpath exists immediately to the west of the application site and provides access onwards into the National Park. We would recommend seeking to improve connections through and from the site towards the National Park, including potential safer crossing of the A27, to assist new residents accessing it for recreation.

Yours faithfully



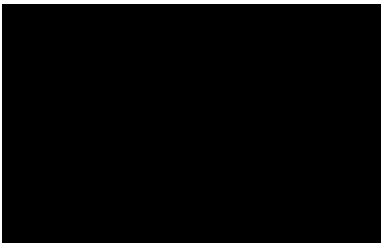
TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer
Nat Belderson





PL- Consultation- South Downs National Park response



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

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

From: 

Sent: 30 March 2026 14:07

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: SDNPA Consultation Response, your ref WA/18/26/PL

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Dear Sir/Madam,

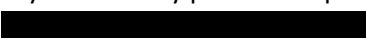
Please see attached consultation response. Please note that this document is in PDF format. Please contact us by return email should you have difficulties opening the file.

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://www.southdowns.gov.uk/planning-news/comments-complaints/planning-customer-satisfaction-survey/>" "_blank"
<https://www.southdowns.gov.uk/planning-news/comments-complaints/planning-customer-satisfaction-survey/>

If you have any problems opening the survey link or have any queries about the survey, please email HYPERLINK 


Best Wishes

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