

Richard Temple

Our Ref:

SDNP/18/00789/ADJAUT

Contact Officer:

Richard Ferguson

Tel. No.:



5th March 2018

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjoining Authority Consultation - Arun DC - WA/73/17/OUT - Outline Planning Application with some matters reserved for up to 157 No. residential dwellings including 30% affordable. This application is a Departure from the Development Plan.

Address: Land East of Wandleys Lane , And West of Walberton Lane, Fontwell ,

This has been undertaken through a desk based assessment only. The following response should be considered as comments which are neither supporting or objecting to the proposals in regard to the setting of the National Park. However, the various issues highlighted below should be considered in detail and suitably worded conditions included in the decision should planning permission be granted.

Consideration should be given to the setting of the national park through various considerations. These don't just relate to the physical development and its design but also activity associated with it including encouraging residents to access the National Park for recreation.

The site doesn't appear to be significantly visually intrusive in views from the National Park but changes to the landscape character of the area as a result of the development and the indirect effects of lighting, traffic, joined up green infrastructure, and tranquillity should be considered in detail.

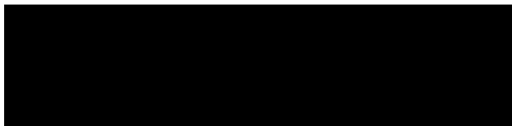
The lighting strategy will need to be highly sensitive (i.e. keep external lighting to an absolute minimum, particularly around identified corridors) both in terms of ecology and the impacts. Using low level lighting and curfews should be considered. The type (colour etc. of lights will need to be sensitive to bats in particular. Recommend using the Bat Conservation Trust Guidelines.

New planting should all be native and locally characteristic in order to offer meaningful benefits to wildlife and positively contribute to landscape character. Overly ornamental planting should be avoided as it is unlikely to reflect local intrinsic landscape character and have significant ecological or landscape benefits. Integral SuDS and wildlife corridors should be employed as part of the green infrastructure on and through the site.

Access and recreation into the National Park is likely to increase, which will have associated pressures, and positive ways of improving access into the National Park should be considered. Providing connections onto the right of way network is an important consideration.

Sustainable travel options should be include in the scheme, eg. bike stores/electric car charging on homes etc, to minimise car use.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Richard Ferguson



