

Chichester District Council

Our Ref:

SDNP/23/00045/ADJAUT

Contact Officer:

Nat Belderson

Tel. No.:

01730 814810

6th January 2023

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant Name: Chichester District Council

Proposal: Adjoining Authority Consultation - Chichester District Council

(BO/21/00571/FUL) - Construction of 300 dwellings (including 90 affordable dwellings), community hall, public open space, associated works and 2 no. accesses from the A259 (one temporary for construction).

Address: Land North of Highgrove Farm, , Main Road, , Bosham, , West Sussex

Thank you for your correspondence received 4 January 2023, 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 your re-consultation following submission of additional information. The SDNPA was originally consulted on the application when it was first submitted and sent a response in April 2021. In that response concerns were raised, including that the application was premature and that further evidence was required with regard to the protection of views between Chichester Harbour and the National Park, the importance of which has been consistently highlighted in existing and proposed policies relating to the site, and in the CDC interim housing statement. The amendments since those original comments were submitted have not satisfactorily addressed these concerns. In addition, the NPPF has since been updated to include, in para 176, reference to the setting of National Parks, AONBs and the

Broads, and that "The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas." We would therefore suggest that considerations in terms of setting of the National Park and AONB, and inter-visibility between the two landscapes, has been strengthened through National Policy and have not been adequately addressed through the application.

These comments should be read alongside the SDNPA's original response of April 2021. If, notwithstanding these concerns, the District Council is minded to approve the application, we would encourage particular consideration of our previous comments regarding tree planting, contribution to off-site walking and cycling links, and Dark Night Skies. With regard to this latter point, the additional details now include a sports pitch and there will be additional Dark Night Skies considerations if this is proposed to be floodlit.

Yours faithfully

TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Nat Belderson
nat.belderson@southdowns.gov.uk