



Horsham District Council

Our Ref:

SDNP/25/03637/ADJAUT

Contact Officer:

Philippa Smyth

Tel. No.:

[REDACTED]

18th September 2025

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Horsham District Council

Proposal: Adjoining Authority Consultation - Horsham District Council (DC/25/1327) - Erection of 74 dwellings with associated access, parking and landscaping

Location: Land East of Mousdell Close, Rectory Lane, Ashington, RH20 3GS,

Thank you for your correspondence received 3 September 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'.

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

The southern boundary of the application site is located approximately 1.8km from the boundary of the South Downs National Park. Given the scale and nature of development, this separation distance is considered sufficient to avoid any negative impacts on the National Park or its setting.

Yours faithfully

A handwritten signature in black ink, appearing to read "Philippa Smyth".

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

Tel: [REDACTED] Email: planning@southdowns.gov.uk

ADADJZ

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer

Philippa Smyth

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