South Downs
National Park Authority

Horsham District Council

Our Ref: SDNP/24/05051/ADJAUT
Contact Officer: Philippa Smyth
Tel. No.: Philippa.smyth@southdowns.gov.uk

30th December 2024

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Horsham District Council
Proposal: Adjoining Authority Consultation - Horsham District Council (DC/24/1853) - Prior notification for the demolition of existing workshop building (Class B1(c)) and construction of new dwellinghouse (Class C3).
Location: Oreham Manor Farm, Oreham Common, Henfield, West Sussex,

Thank you for your correspondence received 5 December 2024, 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:

The application site is very close to the boundary with the National Park, where it skirts around the northern, eastern and southern boundaries of a number of farms and farm buildings. As such, the site is very much within the setting of the National Park.

Prior Notification
It is noted that this application is a prior notification where it is for the Local Planning Authority to determine if the proposal meets the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA, and if prior approval is required. SDNPA have no comments to make in this regard.

Duty of National Parks
Section 245 of the Levelling-up and Regeneration Act 2023 strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 and requires all relevant authorities including neighbouring local planning authorities to further the National Park's statutory purposes. The first purpose is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Development within the setting of a national park should be consistent with the section

245 duty, and Paragraph 182 of the NPPF now includes specific reference to the setting of National Parks: "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, **while any development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."** It is therefore important to consider direct and indirect effects upon the National Park designated landscape **and its setting** as well as its special qualities.

Dark Skies
Consideration should be given to the International Dark Night Skies Reserve and dark night skies, which are a special quality of the National Park, and the Authority would encourage a sensitive approach to both external and internal lighting which conforms the Institute of Lighting Professionals for lighting in environmental zones and tries to achieve zero upwards light spill in all respects.

Yours faithfully



MIKE HUGHES
Interim Director of Planning
South Downs National Park Authority

Contact Officer
Philippa Smyth
philippa.smyth@southdowns.gov.uk

.