

Adur and Worthing Councils

Our Ref: SDNP/26/03089/ADJAUT
Contact Officer: Nat Belderson
Tel. No.: 01730 814810

20th August 2026

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Adur and Worthing Councils

Proposal: Adjoining Authority Consultation - Adur and Worthing (AWDM/0845/26) - Application for Approval of Reserved Matters for Phase 3 following hybrid planning permission AWDM/0323/19. Details regarding the scale, layout, appearance, access and landscaping for the erection of 278 dwellings (including 30% affordable housing), a pocket park, LEAP and public open space, and car parking. Includes the submission of details pursuant to Conditions 15 (CEMP), 16 (bat sensitive lighting strategy), 18 (noise), 20 (cycle parking), 21 (car parking), 23 (waste and refuse), 27 (sustainability), 31 (nature conservation), 32 (external materials) and 36 (boundary treatments) of AWDM/0323/19.

Location: Land South of West Street and West of Loose Lane Sompting West Sussex,

Thank you for your correspondence received 30 July 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:

Given the distance of Phase 3 from the National Park boundary, the SDNPA has no detailed comments to make regarding impact on the South Downs National Park or its setting, other than with regard to dark night skies.

South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH
Tel: 01730 819361 Email: planning@southdowns.gov.uk

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We note that the external lighting design indicates the use of fittings with 0% upward light ratio and has been designed to accord with Environmental Zone E2. On this basis, and subject to the lighting being installed and operated in accordance with the submitted details, the SDNPA raises no objection to the proposals.

Yours faithfully



TIM SLANEY
Director of Placemaking
South Downs National Park Authority

Contact Officer
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