

Simon Davis
Arun District Council
Arun Civic Centre
Maltravers Road

Case Officer: Kayleigh Taylor

Our Ref: 19/00818/ADJ
Your Ref: AL/107/18/PL

BY EMAIL ONLY

Dear Mr Davis,

Ref: AL/107/18/PL

Proposal: Application for continued use for 3 No. approved permanent showpersons plots (temporary permission granted under AL/119/10/ & permanent permission granted under AL/10/14/PL), planning permission for a further 8 No. plots consisting of 4 No. existing & 4 No. new plots (to a maximum of 11 plots) with associated hard & soft landscaping, boundary treatment, lighting & associated works.

Chichester District Council (CDC) wish to comment on the above planning application, as the south-western boundary of the application site is adjacent to the Chichester Local Plan Area and the Tangmere Neighbourhood Plan Area.

It is noted that the north arrows on some of the plans submitted for consideration are incorrect.

The site would be seen within the context of the countryside and would be located near Bridleway 292. Sensitive landscaping would be required to adequately screen the proposed development and to avoid material harm to landscape character. If Arun were satisfied with the proposed boundary vegetation, appropriate conditions should be applied to ensure that this is retained and maintained in a satisfactory condition.

Please have consideration to the Tangmere Neighbourhood Plan which sets out a Green Infrastructure Network in Policy 8, which adjoins Nyton Road to the north of the site. Policy S30 of the Draft Chichester Local Plan Review, Preferred Approach 2018, also proposes a Strategic Wildlife Corridor to the west of the application site and requires development located in close proximity to protect and enhance its features and habitats.

It is noted that the proposal seeks lighting across the application site, given the countryside location unrestricted lighting may result in unacceptable light pollution. It is recommended that a detailed lighting scheme is reviewed by Arun's Environmental Health Team and Ecology consultees. The proposed lighting should have an appropriate lux and be in line

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with relevant British Standards and national design guidance and be restricted by condition.

Storage areas for showground equipment and HGVs should be carefully considered to avoid such equipment and vehicles appearing unduly prominent within the landscape and detracting from the wider rural character of the area. Such harm should be mitigated in perpetuity by imposition of appropriate conditions.

Subject, to Arun District Council being satisfied that the proposal does not result in any material harm that would warrant refusal and the imposition of conditions as suggested above, no objection is raised.

Yours sincerely,

Kayleigh Taylor
Senior Planning Officer