

ARUN DISTRICT COUNCIL

Our Ref: SDNP/20/03025/ADJAUT

Contact Officer: Rafa Grosso Macpherson

19th August 2020

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjoining Authority Consultation from Arun DC, Case Ref: AL/49/20/PL - Demolition of 2 No existing dwellings & erection of 7 No. dwellings with associated parking, bin store, alterations to the existing access & extension of the existing footway.

Address: Byfields & Nightingale Cottage , Nyton Road , Westergate , PO20 3US

Thank you for your correspondence received 15 July 2020, 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:

This response relates to planning application AL/49/20/PL for the demolition of 2 No existing dwellings & erection of 7 No. dwellings with associated parking, bin store, alterations to the existing access & extension of the existing footway.

visual and landscape impact on the setting of the National Park

The site is approximately 1,600 metres away from the boundary of the South Downs National Park, at a lower ground level. It is also located within the Singleton and Cocking Tunnels SAC 12,000 metres buffer and in very close proximity to a wooded area to the south of the site.

The information supporting this planning application is not comprehensive and fails to generate a meaningful understanding of the landscape and particularly the setting of the National Park, in landscape or visual terms. A Landscape and Visual Impact Assessment (LVIA) should have been submitted and used to understand the landscape character and visibility constraints of the site. As a result, this landscape may be more sensitive than is accounted for in the Design and Access Statement.

The proposed developed would be visible from the immediate route along the northern boundary of the

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

ADADJZ

site, but no long distance views seem to be achieved from areas within the National Park due to mature screening immediately north of the site. Notwithstanding this, the surrounding area to the site is mainly open and positively contributes to the setting of the National Park. Therefore, it would be expected that any development proposal, even within previously developed land, to understand and analyse the landscape character of the area and its particular contribution to the setting of the National Park. Then, any design should be informed by those landscape qualities, including perceptual qualities such as tranquillity and dark night skies. Nevertheless, the proposed design, scale and siting of buildings do not seem, on balance, to cause significant harm to the setting of the National Park.

In terms of landscaping, the SDNPA would request that the open spaces and gardens within the development to be well-related to the landscape character of the area, such as agricultural fields to the north and west and woodland to the south, while providing opportunities for habitat enhancements and net biodiversity gain. Opportunities for enhancement would be welcomed, with soft native hedging/planted boundaries preferable to close board fencing.

Planting within the development should be native to the locality. This is crucial as native planting positively contributes to enhancement of habitats and to the restoration of landscapes, with Westergate is within the setting of the National Park, and great importance should be given to using appropriate species and how they can deliver ecosystem services and provide habitat for wildlife. This is important for achieving enhancements within the setting of the National Park. The introduction of invasive species could potential result in harm to the ecosystem of the National Park, therefore it is recommended to control planting to be native under planning conditions.

Lighting and Dark Night Skies

The SDNPA has been successful in achieving Dark Skies Reserve status for the South Downs National Park - only the second such Reserve in England. For further information, please see <https://www.southdowns.gov.uk/enjoy/dark-night-skies/>. Being within the setting of the National Park this is an important issue in regard to its special qualities.

It is not clear from the submission whether external lighting is proposed on site, although it is assumed that at least some domestic lighting would be intended for the new dwellings. Temporary external lighting may also be intended during the construction phase. If minded to approve the application, we recommend that full details of any external lighting (both during and after the construction period) are secured by an appropriate planning condition with the intention of limiting light pollution, even where there may be an existing element of light spill from the surrounding residential development. External lighting should also be minimised in order to reduce the impact on local wildlife.

It is recommended to avoid street lighting when unnecessary and any domestic external lighting should be kept to a minimum. As a general rule, domestic lamps should be downwards facing and ideally 500 lumens or less in accordance with the recommendations of the IDA (Internal Dark-Sky Association). Domestic lighting should not exceed 1000 lumens. The extensive use of rooflights and glazed surfaces that allow internal light transmission also contribute to light pollution, and therefore it is requested to the Local Planning Authority to control via condition the installation of rooflights and lanterns by removing permitted development rights if considered to accord with the NPPF.

The SDNPA would request the Local Planning Authority to control by use of conditions to achieve appropriate lighting standards as per established in the SDNP Dark Night Skies Technical Advice Note (DNS-TAN) to avoid light pollution that would detract from the Dark Skies Zone E1b (Transition Zone) of this area of the park. The DNS-TAN can be found on the following website: <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf>

Impact on protected habitats and species

An important consideration is the impact of the proposed development on surrounding protected habitats within, and adjacent to, the National Park. The application site is within the Singleton and Cocking

Tunnels SAC 12,000 metres buffer. The potential impact of the development on protected habitats and their species, both during the construction phase, and also post-construction, needs to be determined in order to ensure the wildlife and natural beauty of the National Park is conserved and enhanced.

The impact on any protected species on the site itself needs to be considered and particular emphasis should be given to the provision of adequate green infrastructure that positively contributes to the local wildlife and create wildlife corridors and joins up with surrounding vegetation wherever possible to improve the wider network of vegetation. This can have a benefit to the setting of the National Park. Your Ecological advisor should be consulted and would be able to advise you further on this.

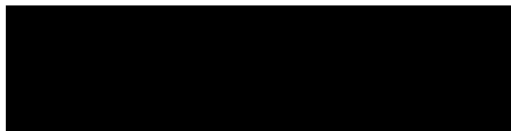
Recommendation

The SDNPA raise 'no objection' to the proposed development as proposed but would require that landscaping, planting, lighting and the ecological mitigation and enhancement strategy positively respond to the environmental sensitivities of the site as have been highlighted above.

We recommend that the proposal is assessed in relation to local and national policies, with due regard to environmental, social and economic impacts, with particular emphasis to the special qualities of the South Downs National Park and its purposes of designation.

If there are any material changes to the proposals, or you would like further advice in relation to the National Park, please contact us.

Yours faithfully



TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer

Rafa Grosso Macpherson

