

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref: SDNP/20/05044/ADJAUT
Contact Officer: Rowena Maslen
Tel. No.: [REDACTED]

14th December 2020

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjacent Authority Consultation - AL/70/20/PL - Residential Mews consisting of 6 No dwellings. This application may affect the Norton Lane, Norton Conservation Area, may affect the setting of a listed building, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable.

Address: West Barn , Old Dairy Lane , Norton , PO20 3AF, ,

Thank you for your correspondence received 6 November 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 application to Arun District Council seeks consent for 6 no. dwellings on a redundant tarmac tennis court which forms part of a former farm complex within the settlement of Norton. The site is sandwiched between residential properties, former agricultural buildings now in residential use and West Barn. The land is also associated with a number of commercial units. The surrounding residential area is relatively low density with large detached houses in spacious gardens.

The site is located outside the National Park, approximately 860m to the South of its boundary within the Parish of Aldingbourne.

In responding to this consultation, SDNPA makes no comment on the acceptability of the principle of development but has the following comments for Officers to consider. The Authority does not object provided the below comments are considered and addressed where possible.

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

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Landscape

Of key consideration is the impact upon the setting of the National Park, a nationally designated landscape.

Ordnance Survey maps show the land rising consistently to the north of the site towards the National Park. It is likely that the development would be visible from the National Park due to the lower land level of the site.

The application is not supported by a landscape assessment, which would offer further detailed insight into the impact upon the wider landscape of the site and setting of the National Park. Nevertheless, the proposed development would be located between existing development within the settlement of Norton and is relatively small in scale. It is anticipated therefore that the proposed development would read as part of the settlement of Norton when viewed from the National Park. As such, the development is unlikely to cause visual harm to the National Park or its setting.

At a more localised level, we recommend a consideration of the cumulative impact of development, including its design and character, on smaller settlements such as Norton which contribute to the setting of the National Park and its cultural heritage.

A more detailed assessment should be made by Arun's Landscape Architect to ensure that the setting of the South Downs National Park is properly considered. The impact upon the setting of the National Park is important insofar as there is a statutory duty upon your authority to consider National Park Purposes.

If officers are minded to approve the Application, we recommend conditions for a detailed landscaping scheme which demonstrates protection of the existing vegetation surrounding the site, promotes new native planting within the site and seeks to use hard landscaping in keeping with the character of the area which in turn will help to preserve the setting of the national park and its protected species.

Heritage

Policy DM 1 states that development proposal should preserve or enhance the historic character, qualities and special interest of the buildings.

There are a number of Grade II listed properties within close proximity to the application site. Located immediately to the North of the site is Norton Farm House which is Grade II Listed. The site also immediately adjoins the Norton Conservation area to the West.

Conservation areas, listed buildings and structures form an important part of the historic character of the Park including those within its setting. The character and significance of listed structures should therefore be properly considered in this context. If minded to approve the Application we would welcome amendments to the design of the scheme which are more in keeping with the local character and heritage of Norton and which respects the culture heritage and character of smaller villages within the National Park and its setting.

Ecology

Although the application site is located outside of the National Park, the Local Planning Authority must ensure that the proposed development would not cause harm to protected habitats within the National Park through any direct or indirect effects (including recreational impacts), or cause harm to protected species (including species such as bats and birds which may move across the National Park boundary).

The proposed site lies within 1.2km of the Singleton and Cocking Tunnels Special Area of Conservation (SAC) which lies within the South Downs National Park. This is a particularly important habitat for bat populations.

The Applicant has submitted a Preliminary Ecological Appraisal which finds no evidence of bats within existing structures and vegetation on the site.

Officers note that Natural England has raised no objections to the proposed development. Arun District Council's Ecologist has also been consulted and is satisfied that bats, birds and other protected species have been appropriately considered and suitable enhancements provided.

Given the proximity of the Site to the above SAC, Arun District Council, as the competent Authority, should be satisfied that there is unlikely to be a potential significant effect upon the SAC, in accordance with the Habitats Regulations 2017.

Policy SD10 of the South Downs Local Plan outlines further detail on this SAC which may be helpful (for information purposes) in your assessment of the application.

Should Officers be minded to grant permission, it is recommended that the enhancements set out in Chapter 7 of the Lizard Preliminary Ecological Assessment (Revision 01, Dated: 9th September 2020) are secured through condition to ensure the preservation of this protected area and its species and in turn the special qualities of the National Park.

Dark Nights Skies

Particular regard should be given to the designation of the South Downs National Park as an International Dark Sky Reserve. Dark skies and tranquillity are recognised special qualities of the National Park, which need to be conserved and enhanced.

Paragraph 180(c) of the NPPF 2019 outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. Although the site is located outside of the National Park boundary, the SDNPA would encourage a sensitive approach to lighting which conforms the Institute of Lighting Professionals for lighting in environmental zones, and tries to achieve zero upwards light spill in all respects.

Any lighting should also take into account the biodiversity sensitivities of the site and not disturb or harm wildlife. The Council's ecologist should be able to advise further on this. Further information/advice on sensitive lighting can be found in the SDNPA's Dark Skies Technical Advice Note which is available via the following link: <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf>

Recreation Links

In addition, consideration should also be given to the creation of links between the development and the National Park to encourage public enjoyment and enhance the amenity of public rights of way where possible.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer
Rowena Maslen



