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

Our Ref: SDNP/19/03861/ADJAUT
Contact Officer: Rafa Grosso Macpherson

9th September 2019

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: A/100/19/PL - Change of use of land from agriculture for 3 No. travelling showpeople plots (Sui Generis) with associated storage barn, maintenance area, landscaping & infrastructure.

Address: Arundel Acre , Arundel Road , Angmering , BN164EU

Thank you for your correspondence received 8 August 2019, consulting us as a neighbouring authority on the above noted development proposals.

The National Park's comments on the development are as follows:

Although the application site is located outside of the National Park, the Council should have regard to any impact on the Purposes of the National Park, and its setting, when reaching its decision. The Purposes of the National Park are to:

1. Conserve and enhance the natural beauty, wildlife and cultural heritage.
2. Promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public.

If there is a conflict between the two Purposes then then first Purpose should take precedence.

In terms of the proposed development, the SDNPA have the following comments.

Landscape and Visual Impact

It is appreciated that the site does not currently have a strong visual relationship with the National Park given the intervening A27, and the existing boundary vegetation on the site. However, the site is seen in conjunction with wider views of the National Park landscape to the north by those travelling along the A27 and the fairground equipment is reasonably prominent. It is therefore important that any development on the site seeks to retain the rural character of the area and ultimately the setting of the National Park.

The proposed development would intensify the use of the site through the introduction of caravans, further hardstanding, and accompaniment of domestic paraphernalia, and as such it would take on a more developed character. The storage of fair rides within the new proposed building would help to reduce the visual impact however, and it is understood that the area of hardstanding in the north-

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western corner would be used for the occasional maintenance of vehicles only rather than permanent outside storage.

It is noted that no utility building is currently shown for the residential plots, and therefore the Council may wish to clarify this point and whether a proposal for a utility building is likely to be forthcoming in the future as this would add further to the development on the site.

If the Council were minded to grant planning permission, the SDNPA would request consideration of the following:

A detailed hard and soft landscaping and planting plan (including long term management plan) for the site to be secured via condition. In particular, careful attention needs to be given to the treatment of the northern and western boundary of the site which are the most visible from the A27. Existing boundary vegetation should be retained and ideally enhanced with additional new native planting in order to help assimilate the development into the landscape and maintain a soft, planted edge along the A27. Additional planting in the north-western corner of the site could be considered to soften/screen views of parked vehicles/equipment while they are being worked on. Any planting should be native and locally appropriate to the landscape. The proposed bamboo/reed planting within the site is not considered suitable and could become invasive and harmfully spread beyond the site.

Full details of any fences, gates and enclosures on the site should be secured. Close board fencing should be avoided, especially along site boundaries or where it may be visible from the surrounding area. Consideration should be given to the removal of permitted development rights for further fences/enclosures and structures/buildings to ensure the Local Planning Authority can appropriately control future development on the site. Likewise, the control of further hardstanding on the site via condition should be considered to maintain the green character of the area and prevent the build up of hard surfaces across the site.

The Council should seek the views of their Environmental Health team regarding living conditions on the site and the proximity to the A27. If acoustic protection measures are required (e.g. an acoustic fence), this could alter the rural appearance of the site by the creation of a hard boarder adjacent to the A27. The SDNPA would wish to consider any amended plans if this is the case.

Full details of the treatment of the site entrance should be secured in order to ensure this is not over-formalised. The design of any entrance gates should be in keeping with the rural character of the area e.g. ideally a simple gate bar timber gate which would help retain a more agricultural character, rather than close boarded gates and brick pillars. The SDNPA note the planning history of the site and previous concerns regarding site access and visibility. If it is considered that larger visibility splays are required, this could have implications on the visual impact of the scheme if alterations to the site entrance or sections of hedgerow removal are required.

External material details/samples should be secured. The Council should consider whether the proposed materials are appropriate and are of a high quality which respects the rural character of the area.

A condition to control the total number of pitches/caravans on the site is recommended.

A condition to restrict/prevent the outside storage of fair rides in order to protect the visual amenities of the area is recommended.

The Council's Environmental Health team should be consulted on noise impact considerations resulting from any maintenance and repair work of fair rides to be carried out on site. Although the site is adjacent to the A27, regard should be had to the proximity of the National Park and its

tranquillity. Controls on days/hours of activity and controls of certain noisy equipment/activities (e.g. hammering, grinding, planning) may be appropriate.

Lighting

The application site is located in a rural area, and the adjoining South Downs National Park is designated as an International Dark Sky Reserve. The Council should have regard to this sensitivity when reaching its decision to ensure that the proposed development would not introduce harmful sources of light pollution. Impacts of new sources of light on biodiversity (including nocturnal species such as bats) also need to be considered (see biodiversity comments above).

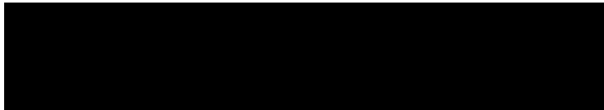
If the Council were minded to grant planning permission, then the SDNPA would ask that a condition is attached to secure and control details of any external lighting to minimise upward light spill.

Biodiversity

Although the application site is located outside of the National Park, the Council should ensure that there would be no harm to local protected species or biodiversity.

The application does not appear to have been supported by any ecological information in order to help assess whether there would be any impacts on wildlife. The Council should seek the specialist advice of their Ecological Advisor on this matter. In line with the NPPF 2018, the scheme should also be seeking opportunities to provide net environmental gain. Additional boundary planting could be an appropriate opportunity.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

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