

Mrs A Gardener
Arun District Council

Our Ref: SDNP/20/00261/ADJAUT
Contact Officer: Nat Belderson

23rd January 2020

Dear Sir/Madam,

Neighbouring Authority Consultation

**Proposal: Adjacent Authority Consultation - A/177/19/PL - New building for storage or distribution, light industrial & office (Class B1/B8) & associated parking. This application is a Departure from the Development Plan & may affect a Public Right of Way.
Address: The Vinery , Arundel Road , Poling , BN18 9PY**

Thank you for your correspondence received 20 January 2020, 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 has a statutory duty to consider the Purposes of the National Park as part of its determination. The Purposes of the National Park are:

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

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

Policy

The site benefits from an existing consent for a green/kitchen waste composting use. The West Sussex Local Plan 2014 (drawn up in partnership with South Downs National Park Authority) includes Policy W2: Safeguarding Waste Management Sites and Infrastructure, which we consider is of relevance to the current application:

"Development that would prevent or prejudice the use of existing waste management sites or infrastructure that make an important contribution to the transfer of waste will not be permitted unless: (a) the current use is temporary and the site or infrastructure is unsuitable for continued waste use; (b) continued use of the site or infrastructure for waste management purposes would be unacceptable in terms of its impact on local communities and/or the environment; (c) redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that clearly outweigh the retention of the site or the infrastructure for waste use; or (d) a suitable replacement site or infrastructure has been identified and permitted."

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

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We would therefore recommend that West Sussex County Council is consulted as the relevant Minerals & Waste Planning Authority to ensure that the proposal does not conflict with this safeguarding policy.

Landscape and Ecology

The existing Leylandii trees are identified to be retained. Whilst unsympathetic to the local landscape character, these trees help to screen the site and the Ecological Assessment identifies a limited ecological benefit in terms of a foraging and commuting habitat for bats and nesting sites for birds. However, the tree survey indicates that these trees do not have a significant lifespan left and so we would recommend that the proposals include a scheme of phased replacement planting to maintain a screen but with a more appropriate mix of tree species, in addition to the requirements and recommendations set out in the Ecological Assessment.

Lighting

The South Downs National Park is designated as an International Dark Sky Reserve. Although the application site is located outside of the National Park, the Council should have regard to this when making their decision in order to ensure that the proposed development would be sensitive to the rural location of the development and would not contribute to harmful sky glow or introduce lighting which would be harmful in views to/from the National Park landscape, or which could detrimentally affect nocturnal wildlife.

The application documentation states that there will be limited external lighting on the building in addition to roof lights which will provide natural daylight (but which would allow upward light spill at night). We are unclear as to what, if any, additional lighting would be required for parking areas associated with the proposals. A lighting scheme associated with the scheme should conform to the Institute of Lighting Professionals guide for lighting in environmental zones, and ideally try and achieve zero upward light in all respects, and we would welcome the delivery of the measures set out in sections 5.12 and 5.13 of the Ecological Assessment.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Nat Belderson



