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From: Richard Ferguson [REDACTED]
Sent: 21 December 2021 20:46
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Robert Ainslie [REDACTED]
Subject: RE: A/227/21/OUT - Wilmington - SDNP COMMENTS - URGENT

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Dear Amy

I am writing in regard to your recent consultation request regarding the above scheme, as a neighbouring authority.

Firstly, Section 62 of the Environment Act 1995 requires that all relevant authorities have regard to National Park purposes, which are:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Although the application site is located outside of the National Park, the Council has a statutory duty to consider these Purposes when making its determination.

I note that it is an outline application also with all matters reserved except for access. My comments below are specifically in reference to the setting of the National Park and do not comment on the principle of development.

The National Park boundary lies to the north of the A27. From a desk based assessment, I am not aware of any particular footpaths from where elevated public vantage points of the site are possible. Indeed, the submission documentation is silent in regard to any considerations of the setting of the National Park and views unfortunately. Notwithstanding, in between the site and the National Park boundary there is the A27, intervening development and areas of woodland which encloses the site. In this respect, any significant visual impact upon the setting of the National Park is unlikely.

Particular regard should be given to the designation of the National Park as an International Dark Sky Reserve. Its dark night skies and tranquillity are recognised as special qualities of the National Park which need to be conserved and enhanced. Harmful light pollution can affect the setting of the National Park.

No details on likely external lighting are apparent in the submission, however, it is appreciated that this is an outline application. If you are minded to approve the application, the SDNPA encourages conditions to achieve a sensitive approach to any external lighting scheme at the Reserved Matters stage and we would welcome being consulted at that time. Lighting should conform to the Institute of Lighting Professionals for lighting in environmental zones and tries to achieve zero upwards light spill in all respects in order to mitigate harm towards the setting of the National Park and its dark night skies. This includes lighting for both the public realm and private individual plots. Any lighting should also take into account the biodiversity sensitivities of the site and minimise disturbance to wildlife. 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/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/dark-skies-technical-advice-note-tan/>

For further general advice, which may be of assistance, in the event planning permission is granted it is recommended at the Reserved Matters stage that the scheme incorporates sufficient native species within the landscape scheme that are consistent with local landscape character and it delivers joined up green infrastructure through the site and its surroundings. Achieving biodiversity net gain that, wherever possible, helps to improve connectivity with the National Park is encouraged. We would be happy to offer further advice in due course.

I trust this advice is helpful and please can it be recorded as a 'neutral' response to the application.

Regards

Yours sincerely

Richard

Richard Ferguson
SDNPA Development Management Lead
South Downs National Park Authority

From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 21 December 2021 14:02
To: Richard Ferguson [REDACTED]
Cc: Robert Ainslie [REDACTED]
Subject: A/227/21/OUT - Wilmington - SDNP COMMENTS - URGENT

Dear Richard,

I hope you're well.

I'm dealing with this OUT application for 7 new dwellings in the countryside (all matters reserved except for access) and the site is around 150m south of the SDNP.

Unfortunately SDNP were not formally consulted.

I wanted to check if the SDNP authority have any comments to make on this?

My deadline for passing my report to my Team Leader for sign off (as its due over the Christmas break) is this coming Thursday morning (23rd Dec) so I'd really appreciate if you could let me know by then if possible.

Best wishes,
Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI
Senior Planning Officer
Directorate of Place



T: 01903 737776
E: Amy.Myer@arun.gov.uk

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www.arun.gov.uk



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