

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

Our Ref: SDNP/20/01305/ADJAUT
Contact Officer: Nat Belderson
Tel. No.: 01730 814810

27th March 2020

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: ADJACENT AUTHORITY CONSULTATION - A/32/20/PL - Erection of 1 No. detached low-profile bungalow with attached garage. This application is a Departure from the Development Plan & may affect a Public Right of Way.

Address: White Lodge , Hangleton Lane , Ferring , BN12 6PP

Thank you for your correspondence received 20 March 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 site is outside of a settlement policy boundary where the principle of new residential dwellings would usually be resisted where they are not providing essential accommodation for a rural worker. It is noted that the application contains redacted information relating to personal circumstances and as such the SDNPA is not in a position to comment further on the justification/need for this dwelling.

Should the District Council consider that there are compelling circumstances that warrant a new permanent dwelling on this site, we would encourage the use of a more appropriate roofing material (such as a dark clay tile) in place of the currently proposed grey Marley Modern given that the roof would be the most visible element in distant views from within the SDNP (such as from Highdown Hill). Notwithstanding the proximity to glasshouses, we would also recommend controls on the use of external lighting, both in recognition of the nearby South Downs Dark Skies Reserve, and in light of the comments from your ecological adviser.

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

ADADJZ

Yours faithfully

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer

Nat Belderson

