

Arun District Council

Our Ref: SDNP/26/00860/ADJAUT
Contact Officer: Karen Wooden

16th March 2026

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant: Arun District Council

Proposal: Adjoining Authority Consultation - Arun District Council (FG/10/26/PL) - Change of use from equestrian to secure dog exercising and associated development. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

Location: Eastlands, Littlehampton Road, Ferring, BN12 6PB

Thank you for your correspondence received 26 February 2026, 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 two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Section 245 of the Levelling-Up and Regeneration Act 2023 (S.245 duty) amends and strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 upon relevant authorities, which includes the National Park Authority itself, to 'seek to further the specified purposes of Protected Landscapes'.

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

The SDNPA makes no comment on the principle of development. The site is approximately 290m south and 280m west of the boundary of the National Park. The proposed change of use of the land would therefore likely result in minimal impacts on the setting of the National Park.

Development within the setting of a national park should be consistent with the duty of section 245 of

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

the Levelling-up and Regeneration Act 2023, and Paragraph 189 of the NPPF, which includes specific reference to the setting of National Parks:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, **while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.**"

It is therefore important to consider direct and indirect effects upon the National Park designated landscape and its setting as well as its special qualities. The LPA officers will therefore need to assess any impacts upon the National Park in order to address the above statutory duty.

The submitted information confirms that the paddocks would be available during daylight hours only, and therefore it does not appear that there would be a need for external lighting. As the National Park is an internationally designated Dark Night Skies Reserve and ambient light in the wider vicinity of its boundaries has the potential to impact upon this designation and consequently the National Park's setting and its special qualities, it is recommended that this is managed via a suitably worded condition.

Recommendation

No objection is raised to the proposed scheme.

We recommend that the proposal is assessed in relation to local and national policies, with due regard to environmental, social and economic impacts, with particular emphasis to the special qualities of the South Downs National Park and its purposes of designation.

If there are any material changes to the proposals, or you would like further advice in relation to the National Park, please contact us.

Yours faithfully



TIM SLANEY

Director of Planning

South Downs National Park Authority

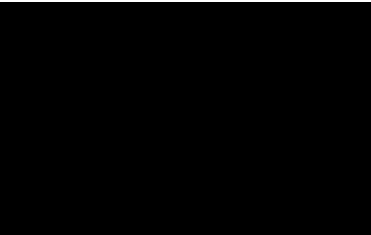
Contact Officer

Karen Wooden





PL- Consultation- South Downs National Park response



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-----Original Message-----

From: 
Sent: 16 March 2026 16:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: SDNPA Consultation Response, your ref FG/10/26/PL

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Dear Sir/Madam,

Please see attached consultation response. Please note that this document is in PDF format. Please contact us by return email should you have difficulties opening the file.

Please can you spare 5 minutes to complete an online survey about your experience of the planning service. Your feedback will greatly help us improve the service we provide to our customers. ~ Note that, whilst we ask for the application reference at the beginning of the survey, this is so that we are able to track back to applications to provide context to the answers given. Neither your name nor any other identifying information will be matched back to the results.

Many thanks in advance for taking the time to complete this survey.

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Best Wishes

Planning Support Team

SDNPA (Called In Applications)

For and on behalf of South Downs National Park Authority