

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

Our Ref: SDNP/21/04789/ADJAUT
Contact Officer: Nat Belderson

25th October 2021

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant Name: Arun District Council

Proposal: Adjacent Authority Consultation - FG/163/21/PL - Development compromising marine workshop & boatyard, martial arts gym (Class E) & storage container compound (Class B8) to replace former glasshouses. This site is a Departure from the Development Plan & is in CIL Zone 3 (Zero Rated) as other development.

Address: The Chalet , Littlehampton Road , Ferring , BN12 6PG

Thank you for your correspondence received 16 September 2021, 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:

The proposal would add to the creeping industrialisation of the land along the foot of Highdown Hill and within the setting of the South Downs National Park. With this in mind, a continued agricultural or horticultural use of the land would be preferable in order to retain a degree of urban-rural transition to the north of the A259. However, if the LPA considers the principle acceptable, then it may be appropriate to seek native planting to soften the appearance of the site - particularly the eastern and western borders.

A public bridleway crosses the A259 at the point of access to the site and then runs up the
South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH

ADADJZ

adjacent driveway. Such routes provide an important opportunity for residents in the urban areas to the south of the SDNP to access the National Park for recreation and enjoyment without having to rely on the private car. The existing crossing of the A259 and lack of segregated access up the adjacent driveway is not ideal for such users. We would therefore recommend that the LPA satisfies itself that the proposals would not result in additional danger to users of this bridleway and, preferably, that enhancements for users be sought.

The SDNPA has been successful in achieving Dark Skies Reserve status for the South Downs National Park - only the second such Reserve in England. For further information please see <https://www.southdowns.gov.uk/dark-night-skies/>. The SDNPA recognises that there is a potential for the existing horticultural glasshouses to be internally lit which in itself would have an impact upon dark skies in the area. Nevertheless, any proposals for redevelopment should seek to comply with dark skies guidance. Should the LPA be minded to grant planning permission then details of external lighting should be secured by an appropriate planning condition to ensure that it complies with and the SDNPA's Dark Night Skies Technical Advice Note and is designed to minimise impacts on wildlife in line with the comments of your ecology consultee.

Yours faithfully

TIM SLANEY

Director of Planning
South Downs National Park Authority

Contact Officer

Nat Belderson



