

Ross Leal
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref: SDNP/18/01298/ADJAUT

6th June 2018

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: FG/33/18/PL - amendment to the above application dated 17th April 2018 relating to:- SUP LETTERS AND IMAGE OF STORAGE CONTAINER - Demolition of polytunnels, use of land for Class B8 container self-storage & the siting of 42 No. single-stacked storage containers, an office/toilet portacabin, new fencing, gates, CCTV, lighting & alterations to the entrance.

Address: Land at Former McIntyre Nursery , Littlehampton Road , Ferring , BN12 6PG

Thank you for your correspondence received 5 March 2018, consulting us as a neighbouring authority on the above noted development proposals.

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

Thank you for consulting the South Downs National Park Authority (SDNPA) as a neighbouring authority.

The proposed development would be located outside of the National Park. However, it would be located within close proximity to (and within the setting of) the National Park and there is therefore a statutory duty of the Council to consider the purposes of the National Park.

The SDNPA has reviewed the submitted information, and has the following comments/observations to make at this stage.

The response from the SDNPA has been undertaken through a desk based assessment only. The following response should be considered as comments which are neither supporting or objecting to the proposals in regard to the setting of the National Park given that the site is already in mixed use for which planning permission was granted at a recent appeal. The Enforcement notice appeal was allowed insofar it related to a material change of use of the land from horticulture to a mixed use comprising the storage of motor vehicles, the stationing of a portable

office building used as an office, a scaffolders yard and a firewood yard, including the stationing of storage containers.

However, the various issues highlighted below should be considered in detail and suitably worded conditions included in the decision should planning permission be granted.

Consideration should be given to the setting of the national park through various considerations. These don't just relate to the physical development and its design but also activity associated with it.

The site is located immediately adjacent to the National Park boundary and therefore any changes to the landscape character of the area as a result of the proposed development and the effects of lighting and traffic should be considered in detail.

It is noted that the application site is located within close proximity to a Conservation Area and a Registered Park and Garden, which are sited to the north-east of the site and there is also an ancient monument located further to the north. The development proposal should not cause harm to either the adjacent Conservation Area/Registered Park and Garden or the ancient monument and archaeological advice should also be sought.

Within the submitted Planning Statement it outlines that the proposed containers would be limited in height and green in colour and that a single stack is proposed. It is recommended that a condition is attached to any permission granted to ensure that the containers are stacked as single containers at all times and sample panels should also be secured through a condition for the colour of the containers to ensure that the chosen colour blends in with the landscape as much as possible.

In terms of the lighting proposed, in principle the design shouldn't impact on dark skies as the intended lighting is relatively low level given the surrounding ambient sky glow and street lighting.

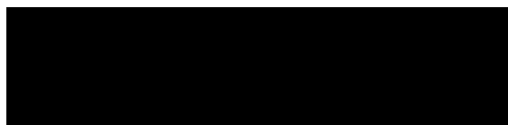
However, it has not been possible to ascertain from the lighting assessment and the fixture detail submitted how the oval light would be fitted with an eyelet, as the producer doesn't seem to give that option. Without any eyelets, these lights, although low powered, would throw light upwards above the ILP limit of around 2.5% for this area (E2) or 5% for an urban zone. The lighting design seems to suggest 50% if installed at the horizontal at the top of the container. This implies that 50% of the light would be wasted as it would be going above the containers.

It would therefore be better to install lighting that projects all lighting downwards so that the upward light ratio is zero. This is however difficult to achieve with the current design.

The use of timers to control the use on the site so that all lighting is turned off when not needed is welcomed.

Also, from a wildlife perspective, a colour temperature of around 3000K is more preferable than whiter lights.

Yours faithfully



TIM SLANEY

Director of Planning
South Downs National Park Authority



