

Arun District Council
Arun District Council

Our Ref:
Contact Officer:
Tel. No.:

SDNP/20/03581/ADJAUT
Nat Belderson



26th August 2020

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjoining Authority Consultation from Arun DC, Case Ref: FG/6/20/PL - Development of Animal Rescue Centre, to include new buildings for reception, training & education, cattery, kennels & associated ancillary accommodation, conversion of existing barn into staff accommodation along with driveways, car parking & landscaping. This application is a Departure from the Development Plan.

Address: Hangleton Farm Livery Stables, Wadars Animal Rescue Centr, Hangleton Lane, Ferring , BN12 6PP

Thank you for your correspondence received 18 August 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:

The site is around 400 metres to the south of the National Park, with clear views from the higher ground within it, including from the environs of the Highdown Hill Camp Scheduled Ancient Monument. The area around the application site does not contribute positively to the local landscape character, being composed of piecemeal equestrian/paddocks and commercial uses. It is notable that this area was excluded from the National Park, the boundary of which was drawn up tight to settlement edges elsewhere. Development in this area should therefore seek to enhance the local landscape character and setting of both the SDNP and Highdown Hill SAM.

The proposal raises concerns in terms of extending built development further east away from Hangleton Lane, with the wildlife rehabilitation unit and its access road being particularly disconnected from existing development. The Site Plan does not indicate whether changes are proposed for the paddocks further east, although it shows the use of 1.8m high mesh fencing which may not be appropriate in this rural area. There may be an opportunity to partly offset this through a reduction in the ranch-style fencing currently in place.

Although additional trees and wildflower planting are proposed, the Site Plan does not suggest a detailed



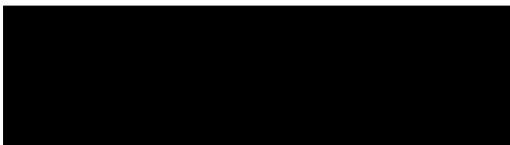
landscape-led approach has been given to the landscape design. We would recommend that a full landscaping scheme is sought - either within the current application or required via a condition. This should include an assessment of the existing and historic local landscape character and what improvements can be made to help mitigate the impact of the proposals. Although historic mapping suggests the use of hedgerows to divide fields in the area may have been limited, introduction of mixed native hedgerows to some of the boundaries may be preferable to fencing.

Hangerton Lane also forms an important bridleway access up to Highdown Hill and the wider SDNP beyond. The District Council to be satisfied that any additional traffic that may result from the proposals would not be to the detriment of non-motorised users of this route.

If the District Council is minded to grant permission, the SDNPA would suggest consideration of conditions covering the following matters:

- external lighting (having regard to the adjacent Dark Night Skies Reserve and nocturnal wildlife);
- the agreement of a landscaping scheme along the lines set out above;
- ecological mitigation and enhancements in line with the recommendations of your Environment Officer;
- given that the proposals include a number of low, relatively wide buildings, their roofs will be particularly prominent in views from the higher ground. The application form does not indicate the colour of the roofing materials and so a condition ensuring they are a suitable recessive, dark colour may therefore be appropriate.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer



