South Downs
National Park Authority

Adur and Worthing Councils
Development Management
Economy Directorate
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Our Ref: SDNP/21/05220/ADJAUT
Contact Officer: Adam Duncombe
Tel. No.: 01730 819297

1st November 2021

Dear Sir/Madam,

Neighbouring Authority Consultation

Applicant Name: Adur and Worthing Councils
Proposal: Adjacent Authority Consultation from Adur & Worthing Councils Case Ref:- AWDM/1766/21 - Proposed rear extensions over 3 levels including balconies

Address: Hobbits, Mount Way , Lancing , West Sussex

Thank you for your correspondence received 13 October 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:

Thank you for consulting the South Downs National Park Authority (as a neighbouring Authority) on the above application for the development of Hobbits, Mount Way, Lancing.

Development includes; Proposed rear extensions over 3 levels including balconies. Although the application site is located outside of the National Park, the proposed developments curtilage will be adjacent to the boundary of the South Downs National Park and in the determination of this application; 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:

The development would be located in an area where there is pre-existing residential development. Therefore, it is considered that there would be minor impacts on the setting of the National Park. The SDNPA makes no comment on the principle of development. However, consideration should be given to the ecosystem services and sustainable construction policies of the National Park.

The SDNPA would advise that any development within its setting should positively contribute to the ecosystem services of the National Park and seek to generate an environmental net gain from the proposed development.

Where possible locally sourced sustainable materials are encouraged to be used in the development, and any additional planting within the development should be native to the locality. This is crucial as native planting positively contributes to enhancement of habitats and to the restoration of landscapes. The introduction of invasive species could potentially result in harm to the ecosystem of the National Park, therefore it is recommended to control planting in this manor under planning conditions if applicable.

The South Downs National Park is a designated International Dark Sky Reserve, the dark skies and tranquillity are a special quality of the National Park which need to be protected. Paragraph 185 (c) of the NPPF outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. Although the site is outside of the core and buffer zones of the dark night skies reserve, it is important to note that the South Downs Local Plan Dark Night Skies policy SD8 covers the entirety of the park and efforts should be made to conserve and enhance all areas of intrinsic dark sky within the National Park.

Therefore, measures should be incorporated to control potential light spill from the enlarged and new openings to the first floor front (north elevation) and rear (south west elevation) across three floors. Flood lighting should be avoided, with no external lighting other than motion sensor security lighting that complies with Dark Night Skies requirements. Further information/advice on sensitive lighting can be found in the SDNPA's Dark Skies Technical Advice Note 2021 which is available at the following link:

DNS-TAN-2021-Main-Document-External-Lighting.pdf (southdowns.gov.uk)
DNS-TAN-2021-Appendix-Glazing-Internal-Light.pdf (southdowns.gov.uk)

Yours faithfully

TIM SLANEY
Director of Planning
South Downs National Park Authority

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