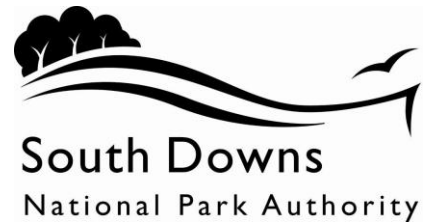


Contact details

Committee Officer on 01730 814810

Email committee.officer@southdowns.gov.uk



SOUTH DOWNS NATIONAL PARK AUTHORITY

PLANNING COMMITTEE

A meeting of the Planning Committee will be held at **10.00am on Thursday 12 February 2026**, at **The Memorial Hall, South Downs Centre, North Street, Midhurst, GU29 9DH**.

Siôn McGeever, Chief Executive (National Park Officer)

AGENDA

- 1. Apologies for absence**
- 2. Declaration of interests**
To enable Members to declare to the meeting any disclosable interest they may have in any matter on the agenda for the meeting.
- 3. Minutes of previous meeting held on 11 December 2025**
To approve as a correct record the minutes of the Planning Committee meeting held on 11 December 2025 (Page 5).
- 4. Updates on previous Committee decisions**
To receive any updates on previous Committee decisions.
- 5. Urgent matters**
To consider any matters on the agenda which the Chair agrees should be considered as a matter of urgency due to special circumstances.

POLICY & STRATEGY

- 6. Local Plan: Regulation 19 Publication**
To consider a report by the Director of Placemaking (Report PC25/26-33 Page 15)
- 7. Consultation on the National Planning Policy Framework and Other Planning Reforms**
To consider a report by the Director of Placemaking (Report PC25/26-34 Page 785)
- 8. Summary of appeal decisions from 23 September 2025 – 20 January 2026**
To consider a report by the Director of Placemaking (Report PC25/26-35 Page 807)

DEVELOPMENT MANAGEMENT

- 9. Local Authority: East Hampshire District Council**
Application No: SDNP/25/04147/REM - Land West and North of Windward Reservoir Lane, Petersfield
Proposal: Reserved Matters for the appearance, landscaping and scale for 10 custom build dwellings, following outline consent SDNP/21/03545/OUT.
Address: Land West and North of Windward Reservoir Lane Petersfield Hampshire, GU32 2HY
To consider a report by the Head of Development Management

(Report PC25/26-36 Page 813).

- 10. Local Authority: Chichester District Council**
Application No: SDNP/25/01323/FUL - The Woodcote, Graffham
Proposal: Extension and remodelling of the existing pub and guest rooms to provide a bistro, restaurant, and 16 guest bedrooms in detached lodges, with associated works including relocated parking within a woodland copse, EV charging facilities, a photovoltaic array, orchards, food-growing areas, sustainable land and water management measures, native tree and hedgerow planting.
Address: The Woodcote, Woodcote Lane, Graffham, West Sussex, GU28 0NT
To consider a report by the Director of Placemaking (Report PC25/26-37 Page 837).
- 11. Local Authority: Chichester District Council**
Application No: SDNP/25/02622/FUL – Hatch Farm, Milland
Proposal: Installation of solar PV array, a PV switchboard, erection of a substation building and energy centre building at Hatch Farm, and the installation of a step-down transformer at Hollycombe House with a detailed scheme of landscaping and other associated works to provide renewable energy across the Hollycombe Estate.
Address: Hatch Farm, Wheatsheaf Enclosure, Milland, West Sussex, GU30 7EL
To consider a report by the Director of Placemaking (Report PC25/26-38 Page 871).
- 12. Local Authority: East Hampshire District Council**
Application No: SDNP/25/04090/FUL – Land North of Durford Road, Petersfield
Proposal: Demolition of existing structures and erection of 70 bed 3 storey C2 Older Persons Care Home with associated access, parking and landscaping.
Address: Durford Road Care Home, Penns Place, Petersfield, Hampshire, GU31 4HA
To consider a report by the Director of Placemaking (Report PC25/26-39 Page 891).
- 13. Local Authority: Chichester District Council**
Application No: SDNP/25/03104/FUL – Clarefield Copse, Nyewood
Proposal: Change of use of agricultural land to permanent use as a seasonal campsite with 18 no. pitches between May and October each year.
Address: Land and Building South of Clarefield Copse, Dumpford Lane, Nyewood, South Harting, West Sussex.
To consider a report by the Director of Placemaking (Report PC25/26-40 Page 921).

Members of the Planning Committee

Alun Alesbury, Heather Baker, Paul Bevan, Antonia Cox, Janet Duncton, Joan Grech, John Hyland, Gary Marsh, Tom Nevill, Stephen McAuliffe, Robert Mocatta, Andrew Shaxson, and Daniel Stewart-Roberts.

Members' Interests

SDNPA Members have a primary responsibility for ensuring that the Authority furthers the National Park Purposes and Duty. Members regard themselves first and foremost as Members of the Authority, and will act in the best interests of the National Park as a whole, rather than as representatives of their appointing body or any interest groups.

Members are required to declare any disclosable pecuniary interest that is not already entered in the Authority's register of interests, and any personal interest and/or public service interest (as defined in Paragraph 18 of the Authority's Code of Conduct) they may consider relevant to an item of business being considered at the meeting (such disclosure to be made at the commencement of the meeting, or when the interest becomes apparent).

Access to Information

If you would like a copy of this agenda in large print or an alternative format/language please contact the Committee Officer at committee.officer@southdowns.gov.uk or 01730 814810

Recording of Meetings

The Openness of Local Government Bodies Regulations give a right to members of the public to record (film, photograph and audio-record) and report on proceedings at committee meetings. The Authority has a protocol on 'Filming, Recording and Reporting of South Downs National Park Authority Meetings' which is available [on our website](#).

As part of the Authority's drive to increase accessibility to its public meetings, this meeting will be filmed for live and/ or subsequent broadcast via the internet; at the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The images and sound recording may be used for training or any other purposes by the Authority. By entering the meeting room and using the public seating area you are consenting to being filmed, recorded or photographed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If you have any queries regarding this, please contact the Governance Officer committee.officer@southdowns.gov.uk

Public Participation

Anyone wishing to speak at the meeting should register their request no later than 12 noon, 3 working days before the meeting by e-mailing public.speaking@southdowns.gov.uk. The public participation protocol is available on our website www.southdowns.gov.uk/

Feedback

If you wish to give us feedback on your experience of the meeting please e-mail committee.officer@southdowns.gov.uk

