

Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	19	4.5	<p>Correspondence received by Cheriton Parish Council with photo submitted of Matterley Bowl in April 2025.</p> <p>Subsequent e-mail from applicant confirmed that the reason for the patchy grass related to essential maintenance by the owner by way of redrilling and reseeding. The grass was scraped back as this occurs annually and was not associated with the festival.</p> <p>Subsequent e-mail received from Cheriton Parish Council:</p> <ul style="list-style-type: none"> • Claim of applicant disputed. • Earlier objection comments by PC included 2 photos taken in July and September 24. Comparison shows damaged caused by tracking lad down during construction, shipping containers and other structures. Some of the damage is still evident. • Landowner undertook maintenance work but in order presumably to try to alleviate damage caused by the festival. Damage is long-lasting if not permanent. <p><u>Case Officer Comment:</u> Subsequent e-mail received from applicant with following comments:-</p> <ul style="list-style-type: none"> • The Estate is a working farm and the fields are part of this. This field is a productive arable field and used as grass for cows and sheep for grazing, hay and silage. It is not damage in the photo but a combination of new and old grass patches varying in age and composition. (additional photos provided to show how land changes associated with the farm). 	Further comments from Parish Council and the applicants

6	31	5.2	<p>Additional Letter received from local resident raising the following points (case officer comments provided in brackets).</p> <ol style="list-style-type: none"> 1. Query as to why LNRSs and Conservation covenants cannot be used to secure Biodiversity Net Gain (BNG) undertakings. (To enter into a Conservation Covenant with a land owner, the Authority must be a designated responsible body. The Authority has applied to Defra and is awaiting a decision, in the meantime the Conservation Covenant route is not yet open to the Authority) 2. How can obligations be secured if Applicant is the festival organiser and not the land owner? (The Applicants are the festival operator and Matterley Farm. In any event, the BNG provision and monitoring will be secured by S.106) 3. What safeguards are there to ensure continuity of the BNG commitments in the event of either the organisers failing or being restructured or taken over or (b) the ownership of the land changing? (The S.106 will be worded to ensure the obligations will extend to any future operators or landowners) 4. What metrics will be used to measure the BNG offer? (The SDNPA's Technical Advice Note (TAN) recommends using the Defra metric as standard. BNG relates to the creation and/or condition enhancement of habitat rather than impacts on species) 5. The legislation and the TAN suggest a minimum 10% BNG net gain but given past damage to fauna and flora, a higher figure be more appropriate? (Beyond the statutory requirements to mitigate ecological impacts and provide 10% BNG, there are a range of ways that the application can provide ecological enhancements, including BNG. The final details of what 	<p>Additional representation with questions</p>
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			<p>will be provided will be set out in the Biodiversity Net Gain, Landscape and Ecology Mitigation and Management Plan (BLEMMP)).</p> <p>6. Applicants BNG cannot take into account any BNG land owner has already committed to, or will in future commit to and receive, under other agricultural or environmental schemes.</p> <p>(This is correct. Officers will ensure that no land proposed for mitigation/enhancement/BNG is already subject to an environmental stewardship or other scheme)</p> <p>7. Cannot allow Boomtown to meet their BNG commitment by credits related to somewhere away from the SDNP.</p> <p>(As set out in our TAN, sites that rely on off-site BNG provision are expected to deliver the required Biodiversity Units within the South Downs National Park unless there are exceptional reasons why this cannot be achieved. Appropriate BNG provision will be secured by S.106, with details within the BLEMMP and Biodiversity Gain Plan (which is secured by statutory condition post decision.))</p> <p>8. The BNG rights and obligations must be retained by Boomtown and or the landowner. The hierarchy of preferences in your TAN must be strictly applied. How will this be controlled?</p> <p>(Appropriate BNG provision and monitoring over a 30 year period will be secured by S.106)</p> <p>9. What is an appropriate time scale for the BNG?</p> <p>(30 years, as per the statutory requirement.)</p> <p>10. How will the BNG gain and actions be monitored and reported?</p> <p>(The S.106 will be publicly available. The monitoring of any obligations will be visible via our Exacom public page)</p>	
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8	99 & 109	Recommendation	<p>1) That authority be delegated to the Director of Planning, in consultation with the Chairman of the Planning Committee, to grant and issue a Certificate of Lawful Use for the application reference SDNP/24/05059/LDP, subject to:</p> <p>i) The prior positive determination of associated application (SDNP/25/01262/HRA) under the Regulations 75 to 77 of The Conservation of Habitats and Species Regulations 2017.</p>	Update

			<p>ii) Consideration of any substantive issues that are raised as a result of a 21 day notification process associated with submission of a revised plan. The final form of the certificate is delegated to the Director of Planning to issue.</p> <p>2) That authority be delegated to the Director or Planning to refuse to grant a Certificate of Lawful Use for the application reference SDNP/24/05059/LDP in the event that:</p> <p>i) the associated application (SDNP/25/01262/HRA) under the Regulations 75 to 77 of The Conservation of Habitats and Species Regulations 2017 is refused.</p> <p>ii) in the event that substantive issues are raised following the notification process such that the legal tests are not met.</p>	
8	102	5	Additional third-party objection received alleging legal incompatibility with an enforcement case and unlawful operational development.	Update
9	111	Recommendation	<p>1. That planning permission be granted subject to the conditions set out in paragraph 9.1 of the report and the 8 May Committee Update Sheet, which may be amended by the Director of Planning in consultation with the Chairman of the Planning Committee to accommodate any necessary minor changes, and the completion of a legal agreement, the final form of which is delegated to the Director of Planning, to secure:</p> <p>i) One affordable home of the following size and tenure:</p> <ul style="list-style-type: none"> • 2-bedroom house (affordable rent for rural workers based in the National Park) <p>ii) Securing water neutrality measures including the offsite installation of flow restrictors;</p> <p>iii) Management of the common areas of the site; and</p> <p>2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not</p>	Update

			completed, or sufficient progress has not been made, within 6 months of the Planning Committee meeting of 8 May 2025.	
9	114	4.5	Further comments received from Washington Parish Council (1 May 2025). Objection maintained on the revised layout that incorporates three additional parking spaces. The increased provision to two spaces per property is appreciated. Concerns still remain about the impact of displaced vehicles and off-site visitor's parking on the parking capacity of the local roads and emergency vehicle access.	Update
9	116	4.11	NatureSpace's stance on the proposal updated from further information required to no objection subject to conditions. The applicant has provided the information required in the form of a NatureSpace Certificate for this site and conditions 11 and 12 and informatives 4 and 5 are taken directly from this certificate as required by the Authority's District License.	Update
9	117	5.1	Additional third-party objection received (29 April 2025). States that the rear gardens of Bowleys and East View are missing from the Existing Site Plan (PL 02 rev P2). That the rear gardens should not be developed and that the wall at the entrance to the site should be retained.	Update
9	117	5.1	Additional third-party objection received (07 May 2025). Includes a plan showing the rear gardens of Bowleys and East View.	Update
9	131	9.1	Condition 25 is not required: No development shall commence until evidence that the off-site BNG credits have been purchased from a registered Habitat Bank located within the SDNP has been submitted to and approved in writing by the Local Planning Authority. <u>Reason:</u> To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9	Update

			of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.	
10	145	7.17	Email from the agent (23 April 2025) providing details from the Bursar on what the community use of the sports dome could involve. Including partnering with local tennis clubs and state schools, hosting community tournaments, offering free or subsidised sessions for underrepresented groups, netball use for local community and schools as well as multisport use for younger children. All to be arranged for when the facility is not in use by the College, and while maintaining safeguarding for students, in the same manner as the current arrangement for Lancing College's swimming pool.	Further Information
11	159		<p>Following publication of the Committee Report, members of the public have been asking questions regarding the proposed location of the 3 bus stops (as part of the proposed highway works, Human Nature are proposing 3 bus stops to the north of the Phoenix Causeway).</p> <p>Officers have responded to members of the public directly. The purpose of this report is to provide an update to Members of Planning Committee following the February 2024 resolution. The merits of this application are not being considered at this Planning Committee meeting.</p>	For Information
11	163	4.5	A further response has been received from National Highways (6 May 2025) confirming they are satisfied with the draft wording of both the proposed Section 106 Agreement (including the obligations around the Travel Plan) and the proposed conditions.	Update