

Agenda Item	Page No	Para	Update	Source/Reason
7	295-299		<p>Clarification in response to an article in the Midhurst and Petworth Observer on the Strategic Housing Allocation for WSCC Depot and the Former Brickworks, Midhurst.</p> <ul style="list-style-type: none"> Officers from the NPA have met regularly with members of Midhurst Town Council to discuss this and other allocations in Midhurst. The site allocation is for housing and 'other complementary uses, which could include employment. Midhurst Business Centre is not included in the redevelopment. Instead it is outside the site boundary and is safeguarded as a local employment site in the Local Plan. The NPA is in active discussion with WSCC in regard to the retention/re-location of the Household Waste Recycling Centre and other suitable employment uses. 	Clarification
7	204	8.16	Shoreham Cement Works is a 44.48 hectare...	Factual correction
7	224		Site area: 0.32ha 0.38ha	Factual correction
7	230		Site area: 0.15 ha 0.17ha	Factual correction
7	235		Site area: 0.85ha 0.86ha	Factual correction
7	238		Site area: 8.1ha 3.8ha	Factual correction
7	243		Site area: 0.81ha 0.73ha	Factual correction
7	245		Site area: 1.02ha 1.04ha	Factual correction
7	249		Site area: 1.0ha 0.9ha	Factual correction
7	255		Site area: 1.7ha 2.1ha	Factual correction
7	271		Site area: 0.8ha	Factual correction
7	274		Site area: 0.25ha 0.24ha	Factual correction
7	277		Site area: 0.65ha 0.66ha	Factual correction
7	280		Site area: 4.46ha 0.72ha	Factual correction

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7	283		Site area: <u>0.09ha</u> 0.03ha	Factual correction
7	291		Site area: <u>2.67ha</u> 1.72ha	Factual correction
7	300		Site area: <u>5.0ha</u> 4.7ha	Factual correction
7	304		Site area: <u>0.1ha</u> 0.3ha	Factual correction
7	310		Site area: <u>0.3ha</u> 0.4ha	Factual correction
7	315		Site area: <u>1.0ha</u> 0.8ha	Factual correction
7	317		Site area: <u>0.2ha</u> 0.8ha	Factual correction
7	320		Site area: <u>3.6ha</u> 3.4ha	Factual correction
7	324		Site area: <u>0.6ha</u> 0ha	Factual correction
7	327		Site area: <u>0.1ha</u> 0.4ha	Factual correction
7	330		Site area: <u>1.3ha</u> 1.2ha	Factual correction
7	334		New box required: Site area: <u>0.7ha</u> Current use: field	Factual correction
7	336		Site area: <u>1.4ha</u> 1.2ha	Factual correction
7	340		Site area: <u>0.7ha</u> 0.4ha	Factual correction
7	343		Site area: <u>0.5ha</u> 0.6ha	Factual correction
7	354	Figure 10.2	Indicator(s): SDLP18: Developments granted planning permission within designated wildlife sites <u>or ancient woodland or overlapping veteran trees</u>	Amendment
7	354	Figure 10.2	Triggers: Overall net loss of biodiversity in the National Park	Amendment
7	356	Figure 10.2	Indicator(s)/Development Management Policy SD11: <u>SDLP18: Developments granted planning permission within designated wildlife sites or ancient woodland or overlapping veteran trees</u> Add new indicator, 'Planning applications granted for loss of TPO trees without replacement'	Amendment

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7	13	1.32	In 2015-16 <u>2016-17</u> , some 88% <u>87%</u> of the 5,439 <u>4,953</u> planning and related applications that were determined were dealt with by host authorities acting on behalf of the National Park Authority.	Amendment
8	29	PLI – General Housing Strategy	The first paragraph under ‘Housing Site Search’ suggests the housing number for Lewes is dictated by central government. This is not the case, the housing requirement is a locally derived figure, initially established in the Lewes Joint Core Strategy and it will in time be incorporated into the South Downs Local Plan.	Correction
13	133	4.2	<p><u>Consultee response received:</u> Dark Night Skies: Comments.</p> <ul style="list-style-type: none"> • Welcome change to bollard lighting in the proposed car park; sky glow contribution will be minimal but given ILP guidance concern raised regarding sky glow in absence of detailed specification of the lighting. • Bollard lighting should use proximity sensors and timed to go off after close of the business. • Recommend electronically controlled black out blinds at the onset of darkness or close of business. 	Update
13	134	4.10	<p><u>Additional comments from consultee received:</u> Landscape: No objection, subject to conditions.</p> <ul style="list-style-type: none"> • Additional information requested is fairly minimal and as a result conditions are needed to fulfil the detailed required that all impacts have been either avoided, addressed, mitigated. • Hard and soft landscape scheme has been provided but further detail required by condition. • Basic lighting plan provided. Intention provided to minimise internal and external lighting are supported (use of blinds and low level bollards). Bollards should be on timers. • All tree works and demolition/construction activities should conform to the Arboricultural Method Statement. • No evidence of landscape enhancements in line with First Purpose, but opportunities exist. • Japanese knotweed present on site. Legal obligation to contain and eradicate it. Strongly advise this is addressed prior to commencement. Method Statement for working around Japanese knotweed may be helpful. • Japanese knotweed is affecting landscape condition and its total removal and ongoing sensitive management of the boundary between the indoor arena and the paddocks would contribute to an enhancement in landscape terms. • New planting should not occur where knotweed remains as it could spread and undermine or compete with new plants/trees. 	Update

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			<ul style="list-style-type: none"> • Without further detail cannot be certain whether grazing of horses is likely to lead to negative landscape impacts. High standard of land management practice required to minimise potential landscape impacts. <p>Recommend conditions relating to:</p> <ul style="list-style-type: none"> • Drainage – no detailed information. Should be based on SuDS principles and integrated with the landscape scheme. Drainage plans should detail manure management. • Lighting – technical specifications required. • Materials – including external surfaces and fencing. • Recommendations in the Arboricultural Method Statement • Programme for implementing the landscape scheme. 	
13	137	5.1	<p><u>Amendment: change bullet point to a sub-heading:</u> Delete: <ul style="list-style-type: none"> • Location and scale of development Replace with: <u>Location and scale of development</u></p>	Correction
13	141	6.4	<p><u>Amendment to 3rd sentence:</u> The proposed indoor arena is large (approximately 1,500 sqm) (the total floorspace of the building is approximately 2,000 sqm, with the arena comprising 1,500sqm of this), however, the site...</p>	Correction
13	147	Condition 6	<p><u>Insert additional requirement in the condition to provide details of any new fencing:</u></p> <p>6. No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:</p> <ol style="list-style-type: none"> a. Written specifications (including cultivation and other operations associated with plant and grass establishment, b. Planting methods, tree pits & guying methods, c. schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, d. Retained areas of grassland cover, scrub, hedgerow, trees and woodland, e. A schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation, 	Update

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			<ul style="list-style-type: none"> f. Details of all hard-surfaces, such as paths, access ways, (including the access to Grenville Lane), seating areas and parking spaces, including their appearance, depth and permeability, g. Means of enclosure, h. A timetable for implementation of the soft and hard landscaping works. i. Details of fencing. 	
13	148	Condition 10	<p><u>Insert new sentence in the condition:</u> Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted for written approval to the Local Planning Authority. This shall include measures to address Japanese knotweed. Development shall subsequently proceed in accordance with any such approved details.</p>	Update
13	147	10.1	<p><u>Additional condition:</u> 17. No development above slab level shall be commenced until details of all blinds, their material (which shall be fully opaque) and their operating system(s), for the windows in the stable block and indoor arena building have be submitted to and approved in writing by the Local Planning Authority. Blinds shall be maintained and operated in accordance with the approved details at all times.</p> <p>Reason: To protect the character of the countryside, and the designated International Dark Night Reserve, which is part of the special quality of the South Downs National Park, in accordance with National Park Purposes and the National Planning Policy Framework 2012.</p>	Update

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14	158	4.3	<p><u>Consultee response received:</u> Dark night skies: Objection.</p> <ul style="list-style-type: none"> • Development is of sufficient size to extend the urban fringe into the buffer zone of dark skies core. • Although the buffer zone allows for some variation to protect the main core, as the boundary is so close, the core would be under threat from this development. • Highly likely that the sky conditions between Midhurst and the core boundary would be eroded. • Development would, in all probability, necessitate a re-drawing of the core boundary and an overall reduction in sky quality. • Main source of pollution will be the number of windows/glazing, security lighting, street lighting. • If standard street lighting used then the height and power of these installations –no matter how efficient - would be detectable despite the cover of surrounding trees and will contribute to an overall expansion of the sky glow. • Low level, dark sky friendly and controllable LED bollards would help mitigate sky glow but the overall size of the development would still be detectable. • Good to see consideration to dark skies in external lighting, but more info about entrance lighting is needed. • Measurements across the entire SDNP show that urban developments are the main detractor of sky quality. Developments of this type create cumulative impacts and are unavoidable due their inherent nature to light their environment. This cumulative urban impact will impact on dark skies and, in all probability, reduce sky quality in the local area and to the core and buffer zones. 	Update
14	161	5.1	One additional representation has been received, which raises no new additional issues to those included in the report.	Update
14	168	8.23	<p>Amend paragraph as follows:</p> <p>The 12 dwellings proposed would equate to a 37.5% on site contribution. The response from the housing officer is awaited and members will be updated. The Housing Authority has advised that 12.8 dwellings are required – ie. 12 dwellings on site and the 0.8 fraction would need to be secured as a financial contribution. They have also advised that a more compliant mix of affordable should be secured. Given that this is an outline application the mix could potentially be amended to better meet local need, if recommended for approval, however the issue of affordable housing is addressed in the first reason for refusal in regard to the development being within designated countryside and that a rural exception scheme hasn't</p>	

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			been proposed. In regard to the 2010 Vision and Circular and the need to focus on affordable housing, it is considered that the highest level of affordable housing provision needs to be achieved.	
14	169	10.1	Amend reason for refusal no.1 as follows: 1. The proposals would result in an unjustified and unsustainable form of development outside of the defined settlement policy boundary of Midhurst and in designated countryside, which by virtue of the harmful landscape impact would not conserve or enhance the National Park landscape including dark night skies . Furthermore, given the countryside location the proposals do not constitute a rural exception scheme for affordable housing which addresses identified local need. The proposals are therefore contrary to saved policies RE1 and H9 of the Chichester District Local Plan First Review 1999, the Chichester District Council Interim Statement on Planning and Affordable Housing 2007, National Park Purposes, the South Downs Partnership Management Plan 2013, the English National Parks and the Broads: UK Government Vision Circular 2010 and the National Planning Policy Framework 2012.	Update
15	176	4.7	<u>Additional comments from consultee received</u> Landscape Officer: Objection <ul style="list-style-type: none"> An objection is raised to the application in its current form, which was previously recorded as a holding objection. The proposal is over-compensating with landscaping and would create an impact where there is none at present. Plastic mesh is difficult to do well. It can quickly deteriorate if used a lot or if very wet. The proposal would require ongoing management to ensure the grass length is suitable. The aim should be to have the parking as secondary to the character of the site. The proposed change of use should not dominate the area and this might also mean that the layout should be more ad-hoc accounting for key landscape features. 	Update
15	176	4.9	<u>Additional comments from consultee received:</u> Historic Buildings Officer: Objection <ul style="list-style-type: none"> The comments received during the consultation period should be recorded as an objection. The comments do not stipulate whether an objection is raised but written confirmation has been received from the Historic Buildings Officer to advise that the comments were intended to represent an objection on both Conservation Area grounds and Listed building setting. It is however considered there would be a less than substantial harm in each case. 	Update
15	183	10.1	<u>Update to the recommendation in light of an Appeal against non-determination which has been submitted to the Planning Inspectorate (12.06.2017):</u>	Update

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			Amend paragraph 10.1 as follows: <u>Delete</u> 'It is recommended that the application be refused for the reasons set out below'. <u>Replace with</u> 'The Planning Committee would have been minded to refuse the planning application for the reasons set out below and that these reasons are agreed as the Authority's position in defending the appeal; (The reasons for refusal cited in paragraph 10.1 remain unchanged).	
16	191	5.3	Additional letter of support received raising the following comments: <ul style="list-style-type: none"> • The applicant is a professional specialist in grassland management and intends to maintain the area as wildflower meadow. • Support the environmental benefits of the proposed wildflower meadow e.g. skylarks • The need for storage facilities is supported. 	Update
17	197	Application proposals	The applicant has withdrawn Advert HCC2/3a (Land adjacent to Hambledon Road, Clanfield) from application SDNP/17/02059/ADV pending further discussions with the Parish Council. The description for the development is therefore amended to:- Display a total of 18 non-illuminated boundary marker	Update
17	197	1.1	The 18 sites.... (amendment to number of signs following withdrawal of 1 advert)	Amendment
17	198	1.3	In table 1 Advert HCC2/3a to be deleted from the list	Amendment
17	199	2.1	The applications are for advertisement consent to display a total of 18 non-illuminated signs.....	Amendment
17	200	2.8	In table 2 Advert HCC2/3a to be deleted from the list	Amendment
17	202	4.5	Coldwaltham Parish Council : No objection	Update
17	207	7.11	In addition, West Sussex County Council and <i>East Sussex County Council</i> as the Local Highway Authorities have no objection to the specific boundary markers referred to in applications SDNP/17/02058/ADV and SDNP/17/02060/ADV.	Update/Amendment
17	211	Appendix 2	Plan Reference PP-05983826 (HCC) – HCC2/3a to be deleted from the list (following withdrawal of this advert)	Update/Amendment