

Agenda Item	Page No	Para	Update	Source/Reason
7	15	5.1	<p>Additional letter of objection making following points:</p> <ul style="list-style-type: none"> • 8 days after covering letter was written which confirmed that the amended description that the coach terminal would be used solely in connection with arrivals and departures during the Boomtown Festival, it was observed that it was being used as the Welcome Centre for the Motocross Event. • The entrance is through the gate off the dual carriageway A31, there is a one way system and the exit is through the double farm gate on to the A272 which is protected by temporary traffic lights and a temporary 40mph speed limit. • The amended covering letter and description have no credibility and are typical of the disregard shown for years by the applicant. <p><i>Officer Comment: Whilst the officers have had sight of the Traffic Management Plan, the extent of use of the area in connection with the Motocross Event was not particularly obvious at first. Upon realisation of the use, liaison was held with the event organisers however, given the realisation so close to the event, it was considered that any action could not be taken at this point.</i></p>	Update
8, 9, 10, 11 and 12	24, 33, 45, 59 and 70	5.1 (respectively)	<p>Further representation from the Open Spaces Society:</p> <ul style="list-style-type: none"> • The applications will collectively result in more conflict between the users of the site, notably cyclists, pedestrians and horse riders; • The equestrian uses the proposals support are recreational uses not race horses; • The impact of further paddocks upon the character of the site should be considered; and • The racing heritage of the site does not justify the proposed intensification of recreational equine activities. 	Further information
9	37	10.1	<p>Amend condition 4 to state:</p> <p>“The stables, hereby permitted, shall be used solely by the occupants of The Tote House for the stabling of horses and storage of equipment in conjunction with the lawful equestrian use of the land shown outlined in red (excluding the residential curtilage of The Tote House) on plan no. FHSB 01 rev B dated Jan 2017. They shall not at any time be utilised for commercial purposes.</p> <p>Reason: To protect the landscape character of the area in accordance with policy SD4 of the emerging SDNPA Local Plan and the NPPF”.</p>	Amendment

10	52	10.1	<p>Amend reasons for refusal to state:</p> <ol style="list-style-type: none"> 1. The fencing, by reason of its sense of enclosure, use of non-locally distinctive materials prominent materials inappropriate to the landscape context and lack of justification would fail to conserve or enhance the open downland character of this part of the South Downs National Park or the Lewes Battlefield designation. This would be contrary to policies CT1, ST3, ST11, RE8 and LW9 of the Lewes District Local Plan (2003) and policies CPI0 and CPI the Lewes District Joint Core Strategy (2016), policies SD1, SD4, SD5, SD6, SD12 and SD24 of the emerging South Downs Local Plan: Pre-Submission (2017), the NPPF and the first purpose of the National Park. 2. The works to the access track, by reason of the use of non-locally distinctive materials prominent materials inappropriate to the landscape context and lack of justification would fail to conserve or enhance the open downland character of this part of the South Downs National Park. This would be contrary to policies CT1, ST3, ST11, RE8 and LW9 of the Lewes District Local Plan (2003) and policies CPI0 and CPI the Lewes District Joint Core Strategy (2016), policies SD1, SD4, SD5, SD6, SD12 and SD24 of the emerging South Downs Local Plan: Pre-Submission (2017), the NPPF and the first purpose of the National Park. 	Amendment
11	59	4.4	<p>The Landscape Officer has confirmed that they maintain their objection to the proposed chestnut post and rail fencing.</p>	Clarification
11	64	1.01	<p>Amend reason for refusal No.1 to state:</p> <ol style="list-style-type: none"> 1. The existing post and electric fencing, by reason of its sense of enclosure and use of non-locally distinctive materials prominent materials inappropriate to the landscape context is considered to fail to conserve or enhance the open downland character of this part of the South Downs National Park or the Lewes Battlefield designation. This would be contrary to policies CT1, ST3, ST11, RE8 and LW9 of the Lewes District Local Plan (2003) and policies CPI0 and CPI the Lewes District Joint Core Strategy (2016), policies SD1, SD4, SD5, SD6, SD12 and SD24 of the emerging South Downs Local Plan: Pre-Submission (2017), the NPPF and the first purpose of the National Park. 2. The proposed use of chestnut post and rail fence is considered to be uncharacteristic of this landscape setting and it would introduce prominent materials inappropriate to the landscape context and would therefore fail to conserve or enhance the open downland character of this part of the South Downs National Park. This would be contrary to policies CT1, ST3, ST11, RE8 and LW9 of the Lewes District Local Plan (2003) and policies CPI0 and CPI the Lewes District Joint Core Strategy (2016), policies SD1, SD4, SD5, SD6, SD12 and SD24 of the emerging South Downs Local Plan: Pre-Submission (2017), the NPPF and the first purpose of the National Park. 	Amendment

12	76	10.1	Amend condition 3 to state: “No development shall be carried out until final plans including proposed sections and elevations setting out the final details of cut and fill including finished levels for the manege and surrounding earth banks and landscaping have been submitted to and approved, in writing, by the Local Planning Authority. Reason: To ensure that the development is appropriately sited within the landscape to reduce landscape and visual impacts in balance with the benefits of the scheme”.	
14	127	Executive Summary	Amendment: The proposals are acceptable in all other respects. apart from outstanding discussions with the county ecologist which have not yet been resolved.	Correction
14	128	1.6	Amendment: There are views of Arundel Castle and the cathedral from the site...	Correction/ Clarification
14	127	2.3	Amendment to 12 th bullet point: <ul style="list-style-type: none"> • Line of guttering Well considered roof design. Zinc roof and rain pipes could work if high quality like Ditchling Museum. 	Correction
14	132	5.1	2 additional third party representations in support have been received: A response has been received from the local GP Surgery patient support group. The comments re-iterate those already included in the report and in addition acknowledge concerns of neighbours and that full consideration in regard to mitigation to reduce the impact be given. A second response is from a local primary school (St Philip’s Catholic Primary School). In addition to the supportive comments included in the report the following comments have been received: <ul style="list-style-type: none"> • New changing room facilities would enable the School to use the pools for a longer seasonal period and enable children from Reception up to year 6 to use them. • Accessible location to walk to. • The hall could be used for a variety of clubs, including child/adolescent activities to support families. 	Update
15	147	Executive Summary	Delete last sentence in 3 rd paragraph: These considerations have informed the recommendation to approve the application. subject to a S106 Agreement which would relinquish the planning permission for the replacement of Arun Cottage with a larger dwelling which was allowed at Appeal for the reasons outlined in the report.	Correction
15	147	Executive Summary	Replace the 2014 date of the Bury Neighbourhood Plan with 2017.	Correction
15	151	4.1	Arboriculture: No objection, subject to condition.	Update

15	151	Section 4	<p>Additional consultee responses:</p> <p>Dark Night Skies: No objection, subject to conditions.</p> <ul style="list-style-type: none"> • Provided the development proceeds in accordance with proposals on lighting then impact on dark night skies will be mitigated. • Due to level of roof lights, internal electric blinds should be fitted in conjunction with black out blinds on other windows. • The proposed external lighting principles provide sufficient mitigation, particularly on low level downward pointing and timed installations. <p>Refuse Team (Chichester District Council): Comments.</p> <ul style="list-style-type: none"> • Proposed plans are advantageous for turning along the lane, as currently refuse freighters reverse along it from The Street. • Refuse vehicles are 3m wide including wing mirrors, tracking plan shows a 2.5m wide vehicle, need to ensure the turning area is sufficient. • Courtyard area needs to be constructed to take the weight of a 26 tonne refuse freighter. • Recommend houses to have 240L bins. 	Update
15	155	8.5	<p>Amend first sentence:</p> <p>The site would be re-instating a former lost farmstead form of development which is a consideration.</p>	Clarification
15	158	Section 10	<p>Insert additional conditions:</p> <p><u>Trees</u></p> <p>The development hereby approved shall be carried out in accordance with the Arboricultural Report by PBA Consulting, dated June 2017, and Tree Protection Plan Q4403 submitted to the Local Planning Authority. The outlined protective measures including fencing and ground protection shall be installed prior to any demolition, construction or groundwork commencing on the site.</p> <p>Reason: To preserve trees on the site in the interests of visual amenity and the character of the area and ecology.</p> <p><u>Lighting</u></p> <p>Prior to the development hereby permitted being brought into use, details of low light-transmittance glass and black-out blinds, to be integrated within all rooflights, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and retained in full accordance with the approved details.</p> <p>Reason: To enable the Local Planning Authority to control the development in the interests of amenity and protect the South Downs International Dark Night Skies Reserve.</p>	Update

16	172	3.2	A new window would be formed to the side within the front elevation and a A conservation type rooflight will be fitted to the rear elevation	Correction
16	182	10.1 Condition 10	1. Prior to the first occupation use of the development hereby permitted, the flint boundary wall at the entrance to the building shall be repaired to the satisfaction of the Local Planning Authority. Reason: In the interests of preserving the character and appearance of the non-designated heritage asset and its setting.	Clarification
18	246	2.3 (Additional information)	Although it does not form part of the main report to Planning Committee, we will be making a change to MM16 to reflect that the site at Markwells Wood is not active.	Factual update