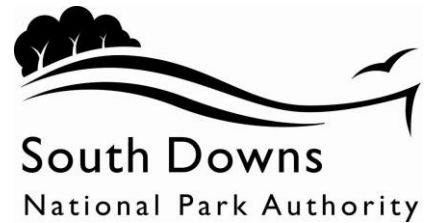


Contact details

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 8 May 2025**, 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 10 April 2025

To approve as a correct record the minutes of the Planning Committee meeting held on 10 April 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.

DEVELOPMENT MANAGEMENT

6. Local Authority: Winchester City Council

Application No: SDNP/24/05303/FUL– Matterley Farm, Ovington

Proposal: Change of use of land from agriculture to mixed agriculture and holding of one music festival event to occur once a calendar year. Retention of wooden structures within woodland area, use of additional access points on A31, A272 and Rodfield Lane, all associated with festival use.

Address: Matterley Farm, Alresford Road, Ovington, Hampshire, SO24 0HU

To consider a report by the Director of Planning
(Report PC24/25-35 Page 13).

7. Local Authority: Arun District Council

Application No: SDNP/23/04993/FUL - Land at Elm Rise, Findon

Proposal: Erection of 16 dwellings (12 houses and 4 apartments), together with vehicular access and new open space (Revised drawings and additional information)

Address: Land at Elm Rise, Findon, West Sussex, BN14 0EW.

To consider a report by the Director of Planning
(Report PC24/25-36 Page 57).

- 8. Local Authority: Horsham District Council**
Application No: SDNP/24/05059/LDP - The Springs, Edburton
Proposal: Use of the land as a recreational campsite for not more than 60 days in total in the calendar year 2025. There are not more than 50 pitches. The moveable structures shown on the site plan are solely for the purposes of the permitted use.
Address: The Springs, Edburton Road, Edburton, West Sussex, BN5 9LN.
To consider a report by the Director of Planning (Report PC24/25-37 Page 99).
- 9. Local Authority: Horsham District Council**
Application No: SDNP/24/03835/FUL - Land at The Street, Washington
Proposal: Demolition of existing garages and erection of 5 no. residential dwellings, with associated access, parking and landscaping.
Address: Land at The Street, Washington, West Sussex, RH20 4AS
To consider a report by the Director of Planning (Report PC24/25-38 Page 109).
- 10. Local Authority: Adur District Council**
Application No: SDNP/24/02350/FUL – Lancing College, Lancing
Proposal: Erection of all weather sports dome.
Address: Lancing College, College Drive, Lancing, West Sussex, BN15 0RW
To consider a report by the Director of Planning (Report PC24/25-39 Page 139).
- 11. Local Authority: Lewes District Council**
Application No: SDNP/23/00526/OUT – North Street Industrial Estate, Lewes
Proposal: Hybrid planning application for the redevelopment of the North Street Industrial Estate, North Street, Lewes for a residential-led, mixed use development.
Seeking full planning permission for Phase 1 and parts of Phase 2, being the demolition of existing buildings, construction of flood defences, highways improvement works including three new bus lay-bys off Phoenix Causeway, and a temporary construction access ramp from Phoenix Causeway to serve a temporary construction and manufacturing yard; and the erection of buildings up to 5 storeys comprising 44 dwellings (Class C3) (Referred to as buildings IA, IB and IC forming part of Phase 2), and
Seeking outline planning permission for parts of Phase 2 and Phase 3, being the demolition of existing buildings, construction of flood defences; erection of buildings of up to 6 storeys for up to 641 dwellings (Class C3); up to 3,568m² of business, employment and flexible workspace (Class E(c), E(g) and sui generis), medical and health services (Class E(e)), hotel (Class C1), creative and community space (sui generis), leisure uses (Class E(d)), restaurant (Class E(b)), tap room/bar (sui generis), retail (Class E(a)), a day nursery (Class E(f)); energy centre (sui generis); construction and later removal of temporary parking and construction access ramp, creation of permanent vehicular access from Phoenix Causeway into a co-mobility services hub (sui generis) containing 313 parking spaces; and associated highway improvements; realignment of North Street and Phoenix Place; a recycling and re-use centre (sui generis); construction of a new

footbridge over the River Ouse and a riverside pedestrian walkway; creation of areas of public realm. Provision of infrastructure and associated landscaping with details relating to access, layout and scale for approval and details relating to appearance and landscaping reserved for subsequent approval.

Address: North Street Industrial Estate, North Street, Lewes, East Sussex
To consider a report by the Director of Planning
(Report PC24/25-40 Page 159).

POLICY & STRATEGY

12. Community-led Approach to Traffic Solutions Guidance

To consider a report by the Director of Planning Report PC24/25-41 Page 335).

Members of the Planning Committee

Alun Alesbury, Heather Baker, Paul Bevan, Antonia Cox, John Cross, Debbie Curnow-Ford, Janet Duncton, John Hyland, Gary Marsh, 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

