

# How to Comment on a Planning Proposal



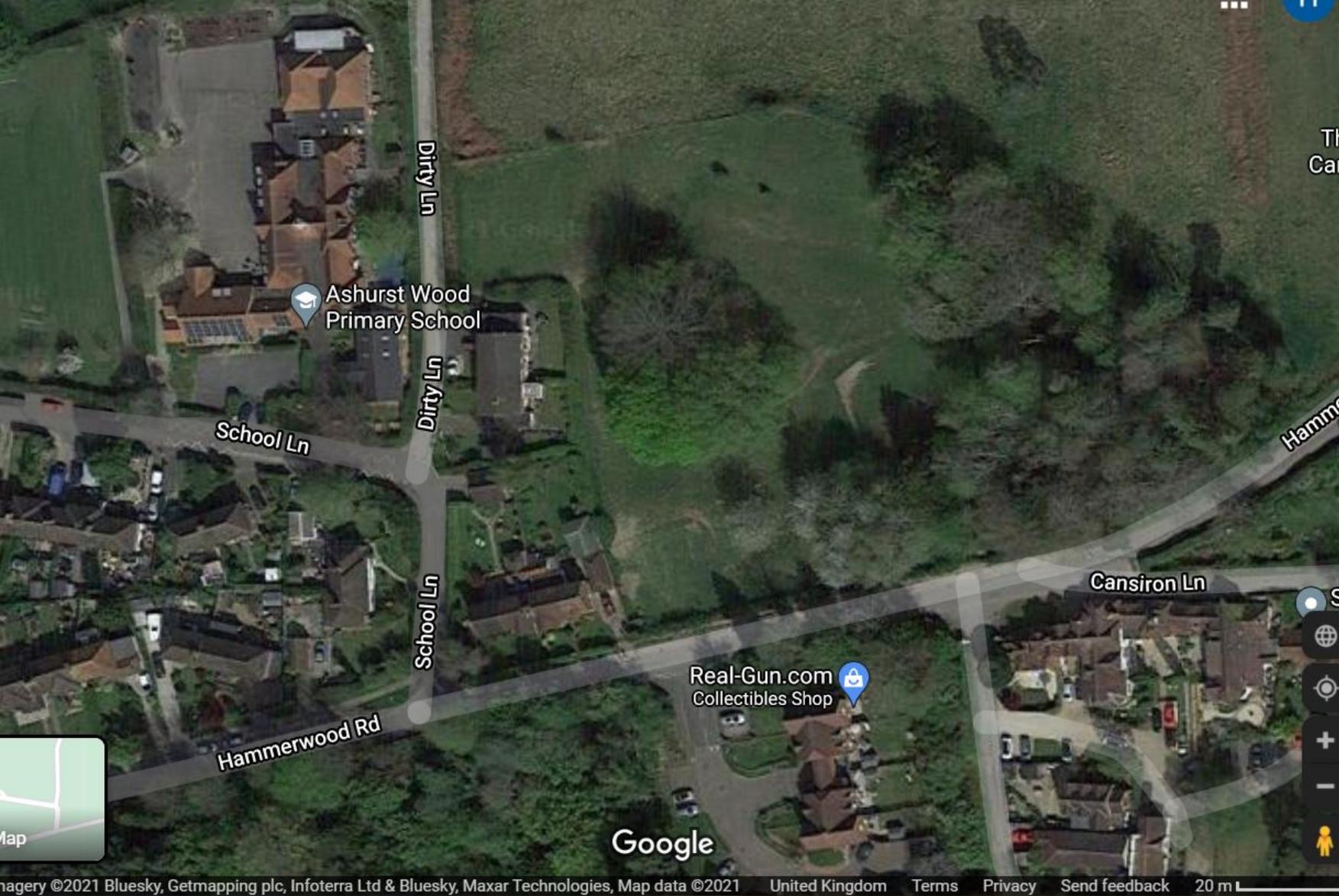
Claire Tester  
Planning Advisor to the  
High Weald AONB Partnership

# Introduction

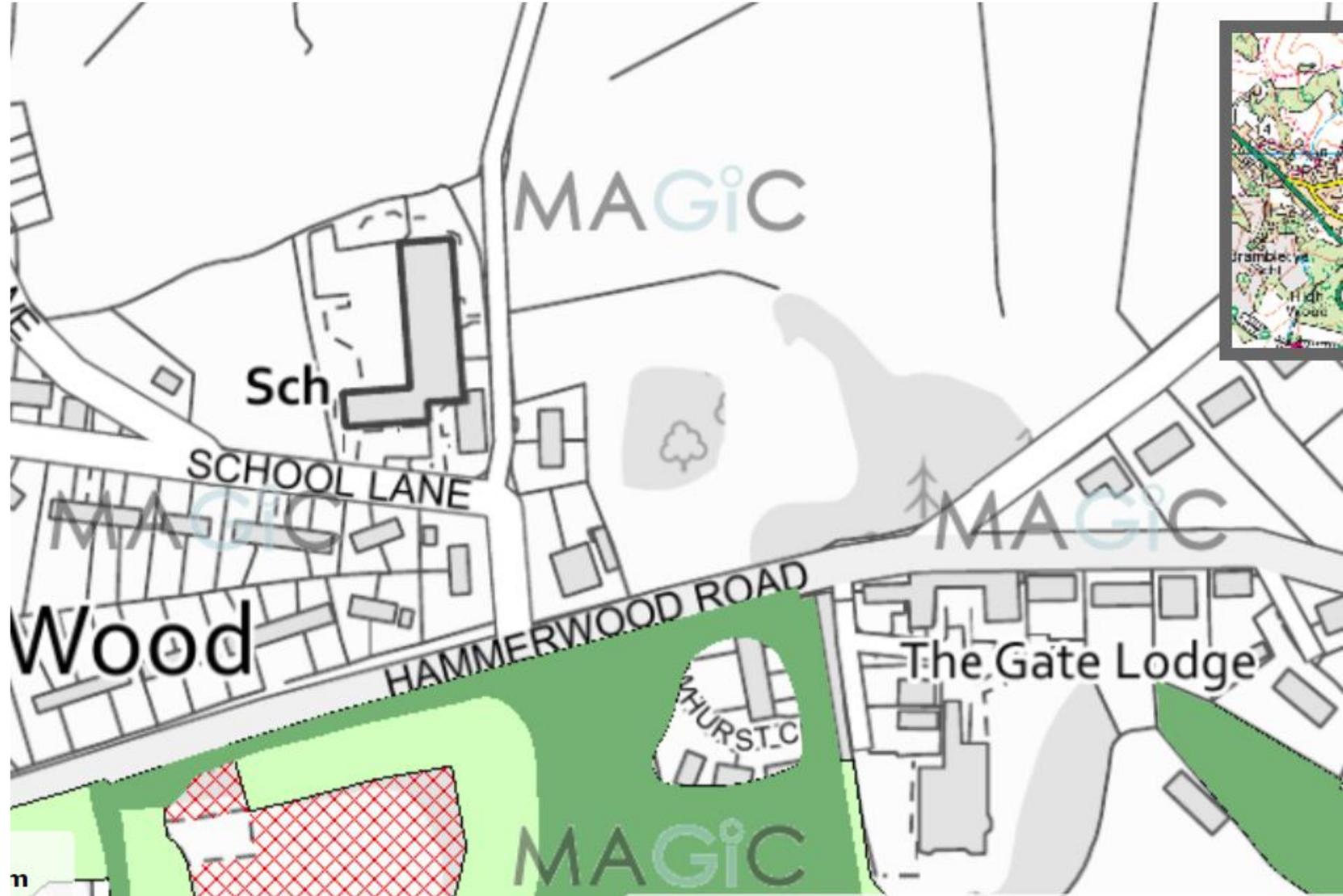
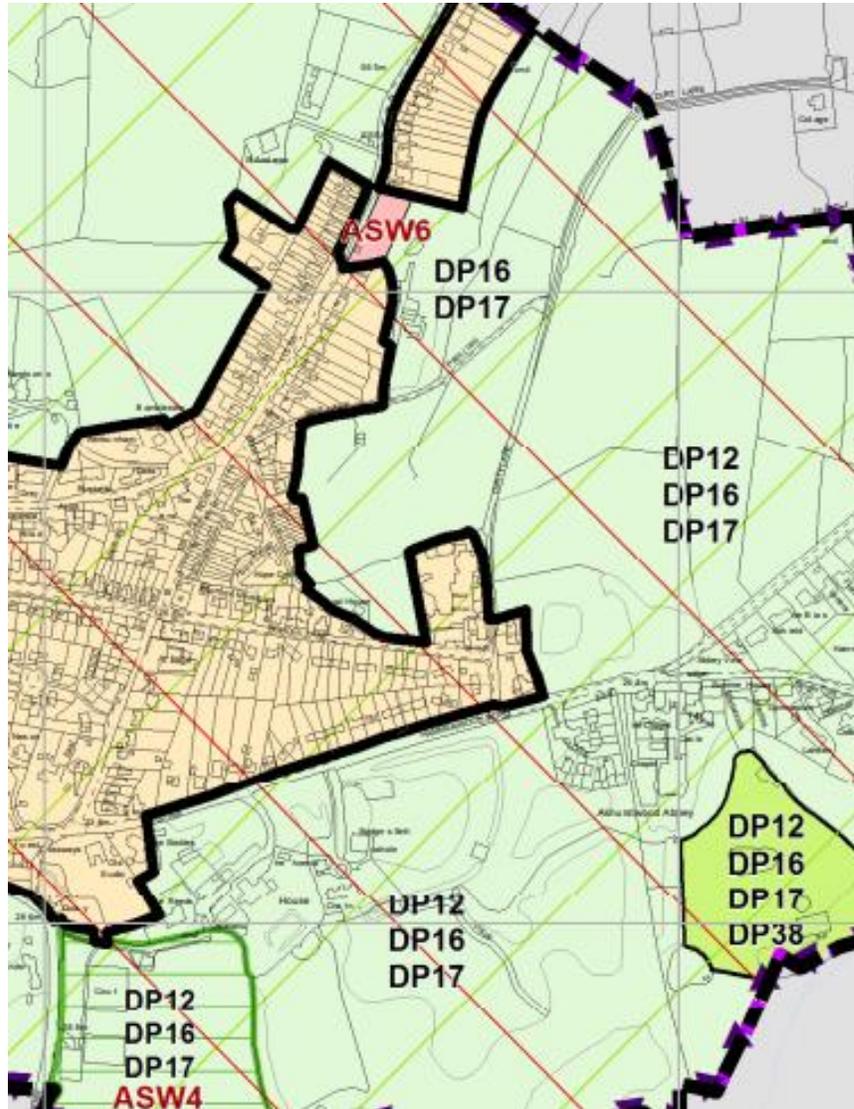


- Background to my experience - LPA, AONB, CPRE, PC
- Focus on sites - planning apps and site allocations
- Detective Work:
  - Site Characteristics
  - Designations
  - Planning History
  - Planning Policy
  - Planning Portals – navigation and what to look at
- Pulling Together Your Argument
- Useful Sources and Questions

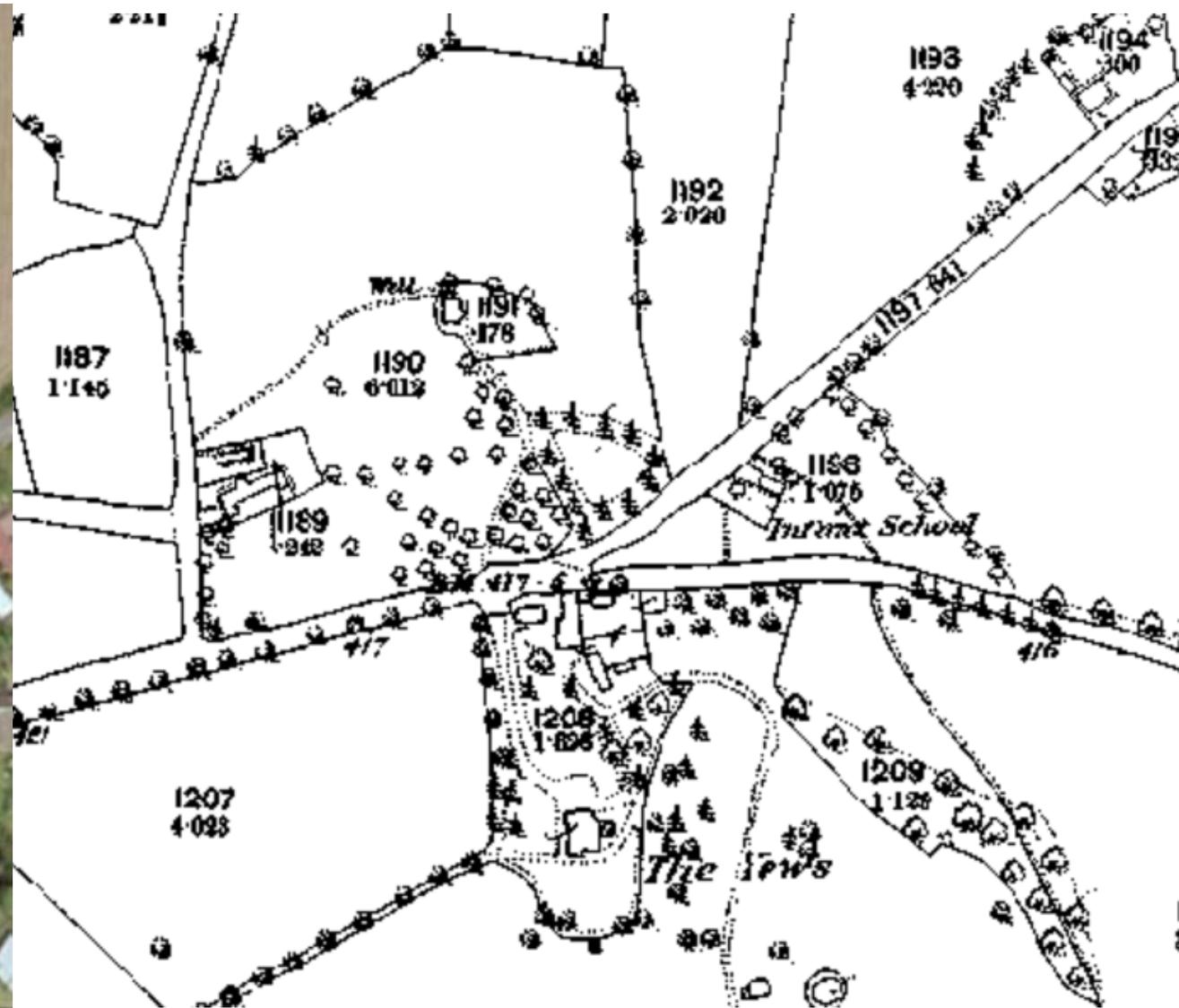
# Site Characteristics



# Designations



# Historical Evidence



# AONB or National Park



- Within an AONB the Management Plan will be relevant and other site information may be available
- If it is in a National Park then the NPA is the local planning authority and will have its own Local Plan.





# Planning Portals: Navigation



## Planning – Simple Search

Search for Planning Applications, Appeals and Enforcements by keyword, application reference, postcode or by a single line of an address.

**Simple** [Advanced](#) [Weekly/Monthly Lists](#) [Property](#) [Map](#)

**Applications** [Appeals](#) [Enforcements](#)

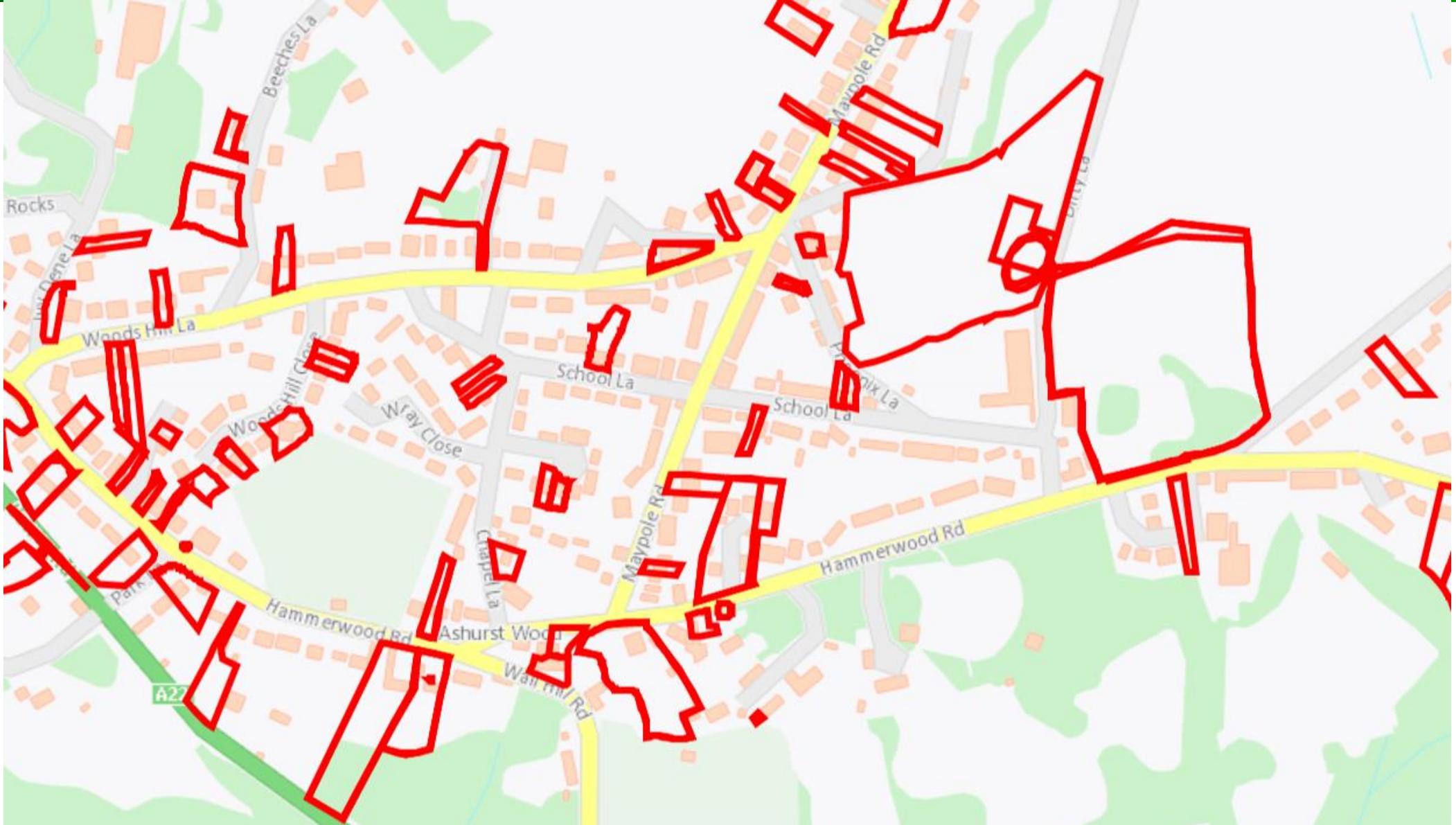
Status:  ▼

Enter a **keyword**, **reference number**, **postcode** or **single line of an address**.



Search

# Planning Portals: Navigation



# Planning Portals: What To Look At



Search Results - 119 records found

Page 1 of 5 1 2 3 4 5 25 Records/Page

Application Ref	Document Type	Document Desc	Date Received
<a href="#">DM/20/0799</a>	Application form	Application Form	24/02/2020
<a href="#">DM/20/0799</a>	Latest plan	Location Plan ref: 1928/PL.01	27/02/2020
<a href="#">DM/20/0799</a>	Latest plan	Street Scenes Plan ref: 1928PL.06	27/02/2020
<a href="#">DM/20/0799</a>	Latest plan	Indicative Block Plan ref: 1928PL.03 Rev A	27/02/2020
<a href="#">DM/20/0799</a>	Latest plan	Indicative Context Plan ref: 1928PL.05	27/02/2020
<a href="#">DM/20/0799</a>	Latest plan	Indicative Site Plan ref: 1928PL.04 Rev A	27/02/2020
<a href="#">DM/20/0799</a>	Latest plan	Site Plan showing levels and constraints ref: 1928	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Planning Obligation Form	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Transport Statement	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Affordable Housing Statement	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Design And Access	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Ecological Impact Assessment	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Flood Risk Assessment	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Foul Sewage and Surface Water Assessment	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Heritage Statement and Archaeology report	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Landscape and Visual Impact Assessment	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Mitigation and Enhancement Statement	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Planning Statement	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Preliminary Ecological Appraisal and Phase 1	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Statement of Community Involvement SCI	27/02/2020
<a href="#">DM/20/0799</a>	Supporting statement	Tree Report / Survey	27/02/2020
<a href="#">DM/20/0799</a>	Site notes and file notes		05/03/2020
<a href="#">DM/20/0799</a>	Site notes and file notes	MSDC Neighbour Notification Sheet	05/03/2020
<a href="#">DM/20/0799</a>	Photograph	Site notice	09/03/2020

# • Pulling together your argument



- Establishing your credentials

## High Weald Joint Advisory Committee

Woodland Enterprise Centre  
Hastings Road  
Flimwell  
East Sussex TN5 7PR

Tel: 01424 723011  
Email: [info@highweald.org](mailto:info@highweald.org)

*Working together to care for one of England's finest landscapes*

- Summarising your argument

Mid Sussex District Council

10<sup>th</sup> March 2020

Emailed to [susan.dubberley@midsussex.gov.uk](mailto:susan.dubberley@midsussex.gov.uk)

Dear Mrs Dubberley,

**DM/20/0799 22 homes Dirty Lane, Ashurst Wood**

Thank you for your consultation on the above application.

**In summary, the High Weald AONB Unit objects to this application on the grounds that the proposed development would have a severe adverse impact on the character and landscape of the High Weald AONB contrary to the purposes of the AONB and paragraph 172 of the NPPF. The proposed development would lead to the loss and sub-urbanisation of a valued rural landscape which displays many of the special characteristics of the High Weald AONB.**

# • Pulling together your argument

- Primacy of the Development Plan
- Sticking to Relevant Issues



#### 4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Outline planning application with all matters reserved apart from access, for 22 dwellings (comprising 19 affordable units and 3 market units) with access from Hammerwood Road.

# • Pulling together your argument

- Find your allies
- Follow up your written representation
- Build relationships



# Useful Sources



- [www.magic.defra.gov.uk](http://www.magic.defra.gov.uk)
- [www.maps.nls.uk](http://www.maps.nls.uk)
- [www.google.com/earth/download/gep/agree.html?hl=en-GB](http://www.google.com/earth/download/gep/agree.html?hl=en-GB)
- [www.highweald.org/look-after/planning/have-your-say-on-planning-proposals.html](http://www.highweald.org/look-after/planning/have-your-say-on-planning-proposals.html)
- [www.cpresussex.org.uk/resources/planning-explained/](http://www.cpresussex.org.uk/resources/planning-explained/)
- [www.cpresussex.org.uk/resources/how-to-respond-to-planning-applications/](http://www.cpresussex.org.uk/resources/how-to-respond-to-planning-applications/)