

High Weald Joint Advisory Committee

Woodland Enterprise Centre
Hastings Road
Flimwell
East Sussex TN5 7PR

Tel: 01424 723011
Email: info@highweald.org



www.highweald.org

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

Mid Sussex District Council
Emailed to Steve.Ashdown@midsussex.gov.uk

15th September 2017

Dear Mr Ashdown,

DM/17/2534 Reserved Matters application for details of the appearance, landscaping, layout and scale following outline permission DM/15/4711 of Phase 1 for the construction of 156 dwellings, 24-bed care facility, community hub with associated access, parking open space and associated infrastructure and earthworks - Land East Of Brighton Road, Brighton Road Pease Pottage

Whilst the High Weald AONB Unit has not been consulted on this application, the protocol agreed with Local Planning Authorities in 2004 is that the AONB Officer can comment on any matter which they consider significant. This is the biggest development that has ever taken place in the High Weald AONB (or indeed any other protected landscape) and is unquestionably significant in terms of its impact on the natural beauty of the AONB. Now that the principle of this development has been agreed by Mid Sussex District Council it is vital that the details of the proposals are of exceptional quality and conserve and enhance the character of the High Weald AONB.

It is the responsibility of Mid Sussex District Council to decide whether the application meets legislative and policy requirements in respect of AONBs. Section 85 of the Countryside and Rights of Way Act 2000 requires local authorities to have regard to 'the purpose of conserving and enhancing the natural beauty of AONBs' in making decisions that affect the designated area. The National Planning Policy Framework paragraph 115 requires great weight to be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.

The High Weald AONB Management Plan has been adopted by all the relevant local authorities, including Mid Sussex District Council, as their policy for the management of the area and for the carrying out of their functions in relation to it. It includes a Statement of Significance defining the natural beauty of the High Weald and the character components and special qualities associated with it; and sets objectives to conserve and enhance these. The objectives include S1 "To reconnect settlements, residents and their supporting economic activity with the surrounding countryside"; S2 "To protect the historic pattern of settlement"; and S3 "To enhance the architectural quality of the High Weald".

Anglesey
Arnside and Silverdale
Blackdown Hills
Cannock Chase
Chichester Harbour
Chilterns
Clwydian Range
Cornwall
Cotswolds
Gower
Cranbourne Chase and Dee Valley
West Wiltshire Downs
Dedham Vale
Dorset
East Devon
Forest of Bowland
Howardian Hills
High Weald
Isle of Wight
Isles of Scilly
Kent Downs
Lincolnshire Wolds
Llyn
Malvern Hills
Mendip Hills
Nidderdale
Norfolk Coast
North Devon
North Pennines
North Wessex Downs
Northumberland Coast
Quantock Hills
Shropshire Hills
Solway Coast
South Devon
Suffolk Coast and Heaths
Surrey Hills
Tamar Valley
Wye Valley

Landscapes
for life
.org.uk



High Weald Joint Advisory Committee

Woodland Enterprise Centre
Hastings Road
Flimwell
East Sussex TN5 7PR

Tel: 01424 723011
Email: info@highweald.org



www.highweald.org

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

Unfortunately neither the Design Statement nor the Landscape Design Statement reference the High Weald AONB at all and the designs selected for this site appear to have no overall vision or relationship to the historic settlement pattern of the High Weald AONB. Instead the proposal is for an urban form of development more akin to a new neighbourhood for Crawley rather than a new village for the High Weald. Involvement of the High Weald AONB Unit at an early stage of the design could have resulted in a development that contributed positively to the AONB character, but this opportunity has been missed.

The High Weald AONB Unit therefore objects to this reserved matters application on the grounds that it is contrary to objectives S1, S2 and S3 of the High Weald AONB Management Plan and does not conserve and enhance the natural beauty of the High Weald AONB contrary to Section 85 of the Countryside and Rights of Way Act and NPPF paragraph 115.

In the event that Mid Sussex District Council considers this application to be acceptable, it is recommended that conditions are imposed to cover the following issues:

- The use of the High Weald Environmental Colour Study 'Guidance on the selection and use of colour in development' to determine the colour of materials used in the development;
- The use of local materials such as wood and the incorporation of working chimneys and wood fuel storage to support the sustainable management of woodland in the AONB;
- The use of native, locally sourced plants for the landscaping to support local ecological networks; and
- Controls over lighting to protect the intrinsically dark night skies of the High Weald.

Yours sincerely,

Claire Tester MRTPI
Planning Advisor, High Weald AONB Unit
Advising on the management of a nationally important landscape

Cc Councillor Christopher Hersey, Mid Sussex District Council
representative on the High Weald AONB Partnership and
Marian Ashdown, Natural England

Anglesey
Arnside and Silverdale
Blackdown Hills
Cannock Chase
Chichester Harbour
Chilterns
Clwydian Range
Cornwall
Cotswolds
Gower
Cranbourne Chase and Dee Valley
West Wiltshire Downs
Dedham Vale
Dorset
East Devon
Forest of Bowland
Howardian Hills
High Weald
Isle of Wight
Isles of Scilly
Kent Downs
Lincolnshire Wolds
Llyn
Malvern Hills
Mendip Hills
Nidderdale
Norfolk Coast
North Devon
North Pennines
North Wessex Downs
Northumberland Coast
Quantock Hills
Shropshire Hills
Solway Coast
South Devon
Suffolk Coast and Heaths
Surrey Hills
Tamar Valley
Wye Valley

**Landscapes
for life**
.org.uk



High Weald Joint Advisory Committee

Woodland Enterprise Centre
Hastings Road
Flimwell
East Sussex TN5 7PR

Tel: 01424 723011
Email: info@highweald.org



www.highweald.org

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

Background Information about the High Weald AONB Unit

The High Weald Area of Outstanding Natural Beauty (AONB)

The High Weald was designated in 1983 as an Area of Outstanding Natural Beauty. It is an exceptionally beautiful medieval landscape covering 564 square miles across the counties of East and West Sussex, Kent and Surrey. The National Planning Policy Framework (NPPF) gives great weight to conserving landscape and scenic beauty in AONBs as outlined in paragraphs 115-116. Development proposals within an AONB need to pay particular attention to its character and conserve and enhance its natural beauty. Planning permission should be refused for a major development except in exceptional circumstances and where it can be demonstrated the development is in the public interest and its benefits outweigh the adverse impacts resulting from the development.

The High Weald AONB Unit

The High Weald AONB Unit is funded by Defra and a partnership of the 15 local authorities covered by the High Weald to provide advice on how to conserve and enhance the AONB. The advice provided by the AONB Unit assists public bodies and statutory undertakers to meet their duty as set out in Section 85 of the Countryside and Rights of Way Act 2000 to have regard to the purpose of conserving and enhancing the natural beauty of AONBs in making decisions that affect it.

Unlike National Park authorities, the High Weald AONB Unit is not a statutory body but an advisory one. It is not a local planning authority and the responsibility for determining planning applications remains with the 15 local authorities. The AONB Unit is not a statutory consultee on planning matters and it remains each local planning authority's decision whether or not they seek its advice on a particular planning application.

The High Weald AONB Management Plan

The scope of the advice in this letter is set by the statutory High Weald AONB Management Plan, which has been adopted by all partner authorities, as 'their policy for the management of the area and for the carrying out of their functions in relation to it'. The comments are advisory and are the professional views of the AONB Unit's Planning Advisor on the potential impacts on the High Weald landscape. They are not necessarily the views of the High Weald AONB Joint Advisory Committee.

Anglesey
Arnside and Silverdale
Blackdown Hills
Cannock Chase
Chichester Harbour
Chilterns
Clwydian Range
Cornwall
Cotswolds
Gower
Cranbourne Chase and Dee Valley
West Wiltshire Downs
Dedham Vale
Dorset
East Devon
Forest of Bowland
Howardian Hills
High Weald
Isle of Wight
Isles of Scilly
Kent Downs
Lincolnshire Wolds
Llyn
Malvern Hills
Mendip Hills
Nidderdale
Norfolk Coast
North Devon
North Pennines
North Wessex Downs
Northumberland Coast
Quantock Hills
Shropshire Hills
Solway Coast
South Devon
Suffolk Coast and Heaths
Surrey Hills
Tamar Valley
Wye Valley

Landscapes
for life
.org.uk



