



SWEET OR SOUR? ASSESSING THE PLANNING APPLICATION

Protecting Historic Parks & Gardens : Mastering the Recipe for Success

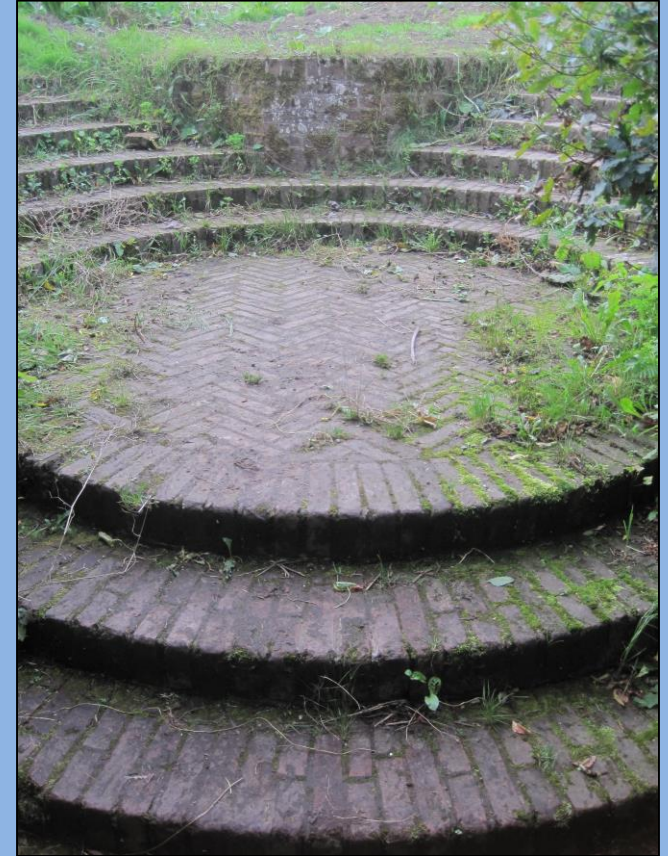
20th March 2017

Are you ready to tuck in ?



THE 8 STEPS

1. Look at the planning application
2. Visit the site of the proposed development
3. Decide on your stance
4. Examine the development plan
5. Decide on your action
6. Put your comments in writing
7. Gather support
8. Speak at committee meetings



Adapted from CPRE – How to Respond to Planning Applications

From the planning application on the website

10/01083/FUL | Proposed development of new model farm on existing ...nd South East Of Scout Hut Easebourne Lane Easebourne West Sussex

pawam.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=KZ4JDLER04D00

10/01083/FUL | Proposed devel... Chichester District Council Chichester District Council Chichester District Council

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Planning applications Search My Profile Login Register

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Advice on how to make a comment

Planning » Application Summary [Help with this page](#)

10/01083/FUL | Proposed development of new model farm on existing agricultural land. 1. New building on site - toilet block (10.500m long x 4.000m wide). 2 The construction of footpaths on site as per plans constructed of local stone. 3. Construction of new boundary fencing for paddocks and fields to match existing. 4. Change of use application for new proposed picnic area, from its existing use as farmland/arable paddock to a new use as an area for public to use as a picnic area. | Land South East Of Scout Hut Easebourne Lane Easebourne West Sussex

Track Print

The public consultation period for this application has ended. We are no longer accepting comments from the public on this application.

Details Comments Constraints (6) Documents Related Items (2) Map

Summary Further Information Contacts Important Dates


Reference:	10/01083/FUL
Alternative Reference:	PP-01000526
Application Received:	10 Mar 2010
Address:	Land South East Of Scout Hut Easebourne Lane Easebourne West Sussex
Proposal:	Proposed development of new model farm on existing agricultural land. 1. New building on site - toilet block (10.500m long x 4.000m wide). 2 The construction of footpaths on site as per plans constructed of local stone. 3. Construction of new boundary fencing for paddocks and fields to match existing. 4. Change of use application for new proposed picnic area, from its existing use as farmland/arable paddock to a new use as an area for public to use as a picnic area.
Status:	
Appeal Status:	
Appeal Decision:	

There are 0 cases associated with this application.

There are [2 properties](#) associated with this application.

an idox solution

<ul style="list-style-type: none">HomeDirectgovMapsNeighbouring councils	Partners <ul style="list-style-type: none">Sussex PoliceWest Sussex County CouncilWest Sussex Fire and Rescue Service	Ask the Council <ul style="list-style-type: none">Ask usContact usCouncil offices	Chichester District Council East Pallant House 1 East Pallant Chichester West Sussex
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From the planning application on the website

Chichester District Council

pawam.chichester.gov.uk/WAM/showCaseFile.do?appType=planning&appNumber=10/01083/FUL

Cowdray Facebook Google Mail MediaTrust EHSocMed EH At Risk socialmediaEH BL permissions Key planning migraine Space

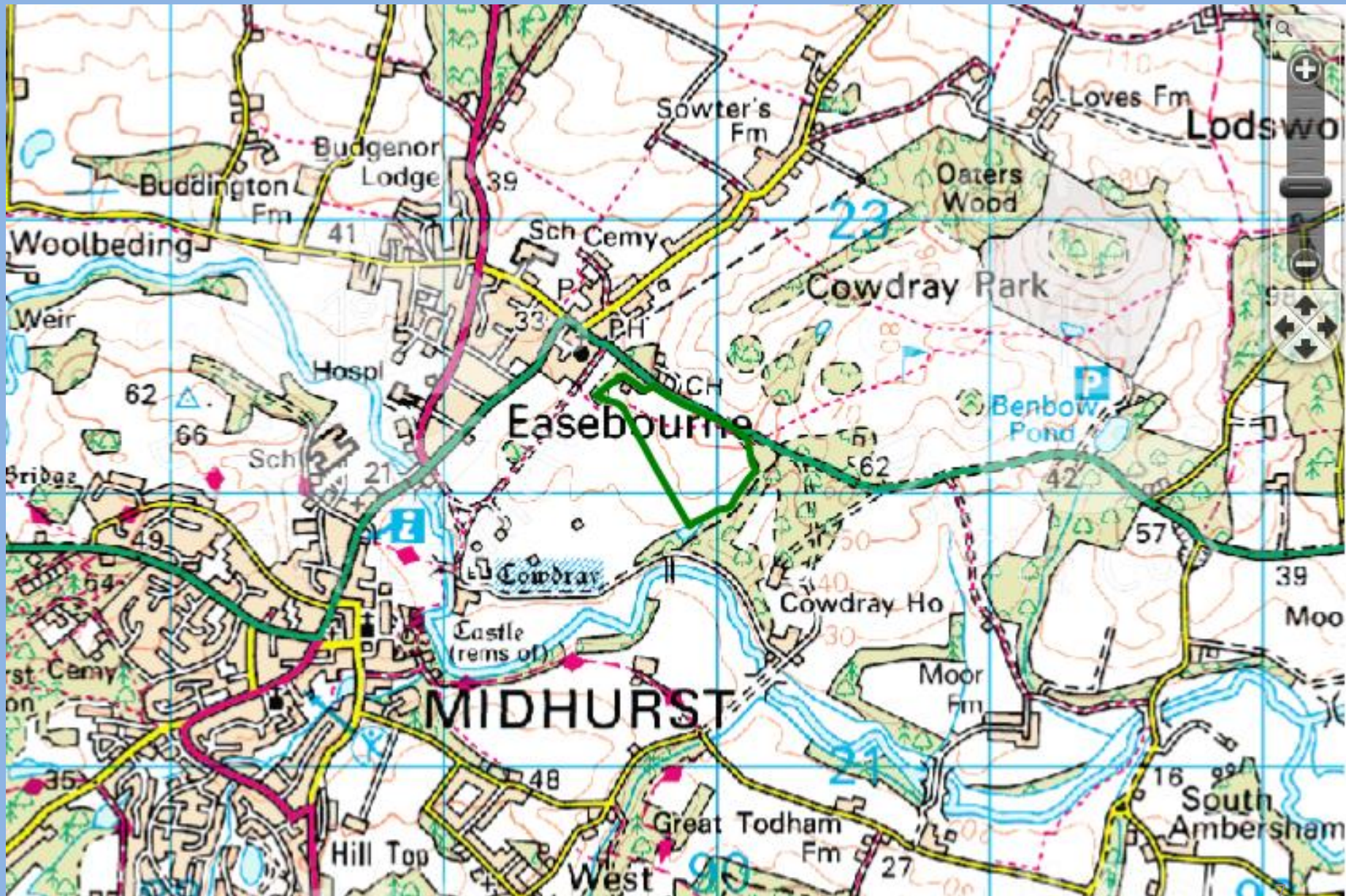
10/01083/FUL | Propos... Chichester District Council Chichester District Council Chichester District Council Chichester District Council

10 Aug 2010	Plan - Under Consideration	Whole Doc / TIF Doc	LAND SURVEY (A2)
10 Aug 2010	Plan - Under Consideration	Whole Doc / TIF Doc	LOCATION PLAN SCALE 1:2500 (A3)
10 Aug 2010	Plan - Under Consideration	Whole Doc / TIF Doc	LOCATION PLAN SCALE 1:1250 (A3)
10 Aug 2010	Plan - Under Consideration	Whole Doc / TIF Doc	LOCATION PLAN SCALE 1:500 (A3)
12 May 2010	Consultee Reply	Whole Doc / TIF Doc / Thumbnails	ENGLISH HERITAGE 06/05/10
22 Apr 2010	Parish Comments	Whole Doc	EASEBOURNE PARISH COUNCIL 15.04.10
21 Apr 2010	Correspondence	Whole Doc / TIF Doc / Thumbnails	SUSSEX GARDENS TRUST 16.04.10
06 Apr 2010	Consultee Reply	Whole Doc	SOUTH DOWNS JOINT COMMITTEE 06.04.10
22 Mar 2010	Correspondence	Whole Doc / TIF Doc	VALIDATION CHECKLIST
17 Mar 2010	Application Form	Whole Doc / TIF Doc / Thumbnails	DESIGN & ACCESS STATEMENT
17 Mar 2010	Application Form	Whole Doc / TIF Doc / Thumbnails	APPLICATION FORM
17 Mar 2010	Correspondence	Whole Doc / TIF Doc / Thumbnails	SITE HISTORY REPORT
17 Mar 2010	Correspondence	Whole Doc / TIF Doc / Thumbnails	LETTER FROM ASSISTANT WORKS MANAGER. 10/03/2010
17 Mar 2010	Photograph	Whole Doc / TIF Doc / Thumbnails	SITE PHOTOGRAPHS NUMBERS 1 - 8.
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	PROPOSED NEW MODEL FARM (A3)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	PROPOSED LAYOUT PLAN - TOILET BLOCK (A3)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	LOCATION PLAN. SCALE 1:7500 (A3)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	LOCATION PLAN. SCALE 1:2500 (A3)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	LOCATION PLAN, SCALE 1:1250 (A3)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	SITE PLAN. SCALE 1:500 (A3)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	SITE PLAN. SCALE 1:2500 (A3)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	SITE PLAN. SCALE 1:500 (A3)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	PROPOSED NEW TOILET BLOCK (A2)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	PROPOSED NEW FENCING AND FOOTPATHS (A2)
17 Mar 2010	Plan - Under Consideration	Whole Doc / TIF Doc	PROPOSED NEW TOILET BLOCK (DETAILS) (A1)

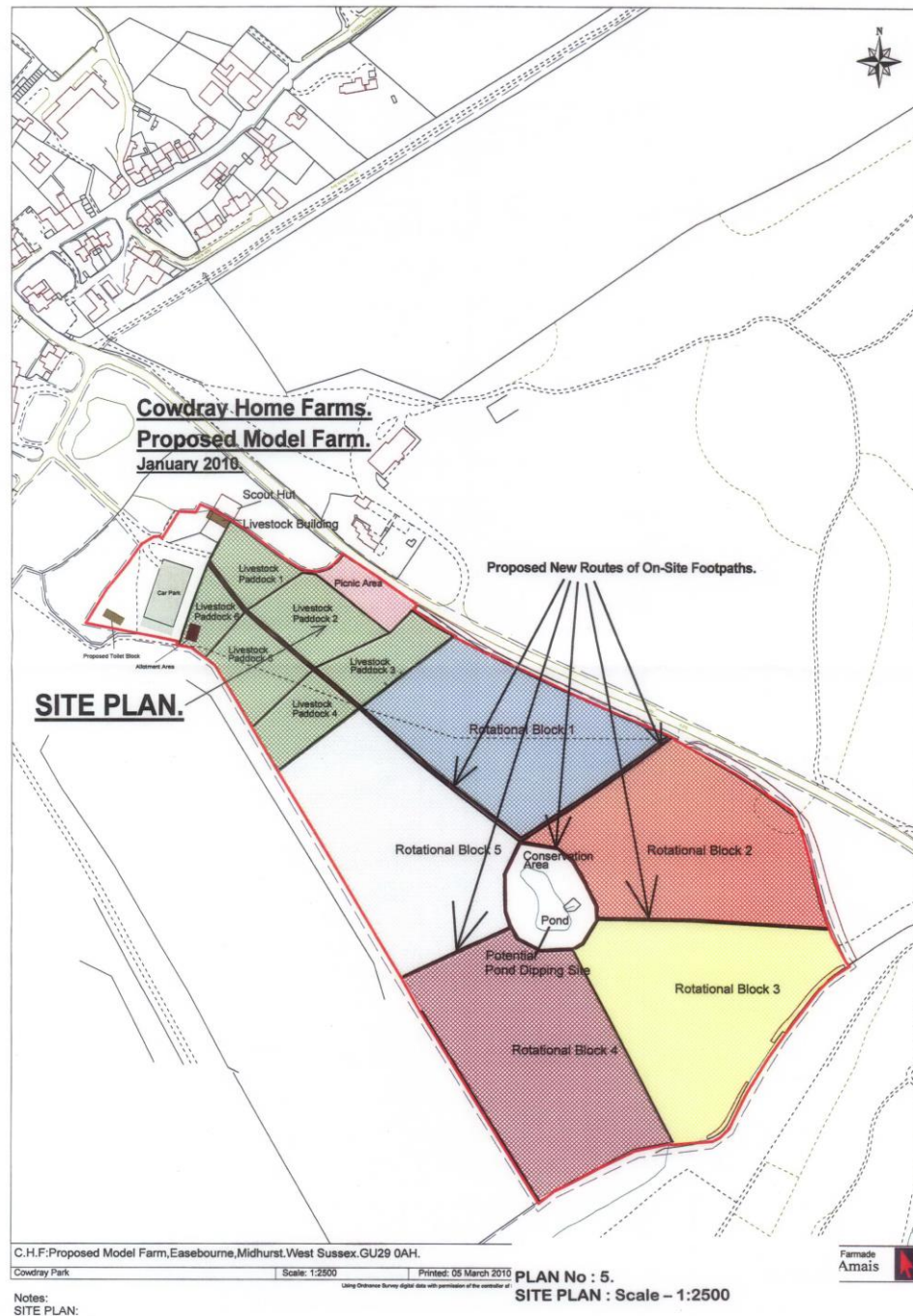
From application form:

- 1: Who is making the application / agent
- 2: Description of the proposal – itemised
- 3: Pre-application advice – whether sought, and nature
- 4: Vehicular access & Parking
- 5: Consultation – who with and result
- 6: Materials – especially any changes
- 7: Trees and hedges
- 8: Site visit – accessibility from public paths etc

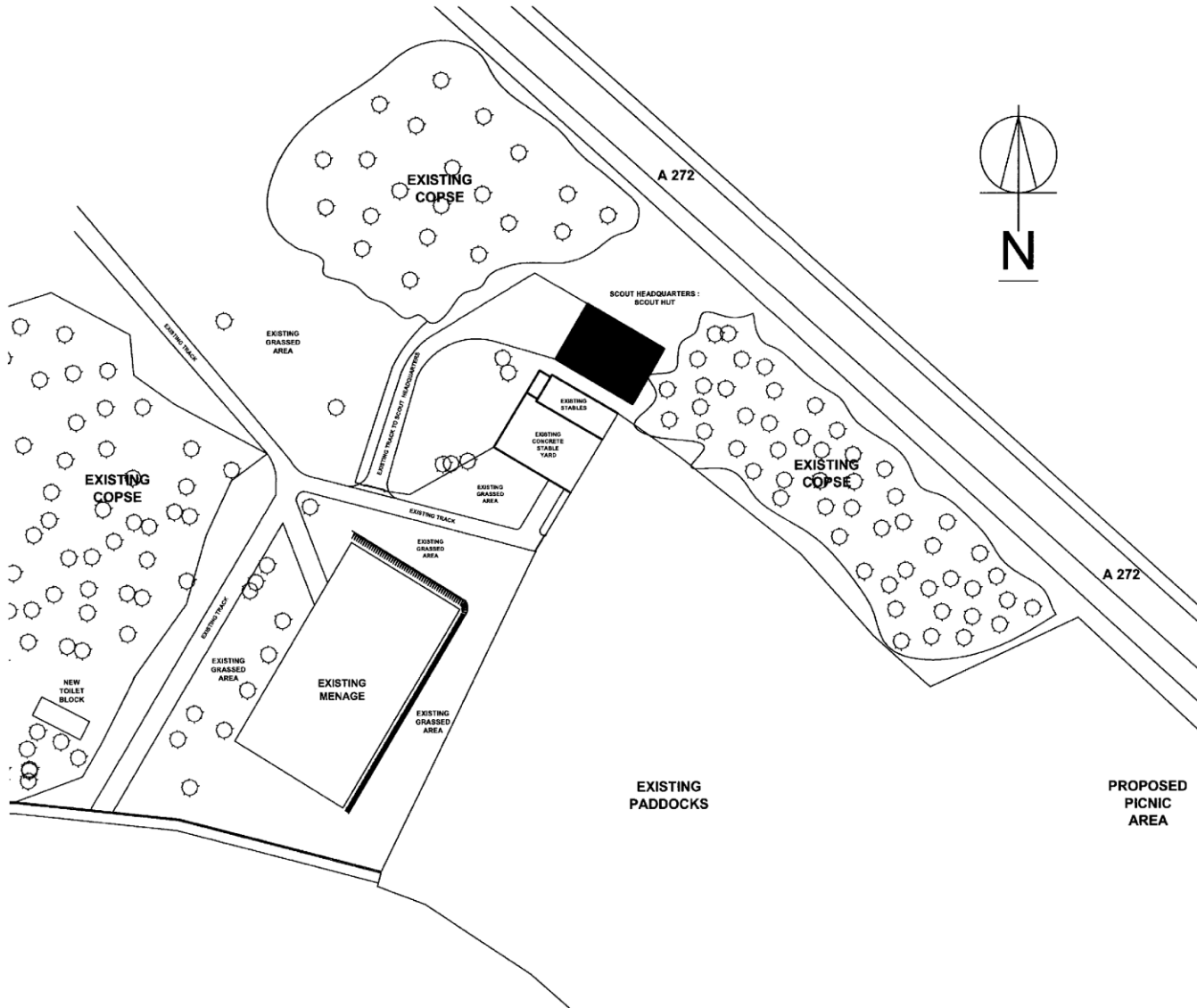
From the planning application on the website ['Map' tab]



Site Plan from Application



Site Plan from Application



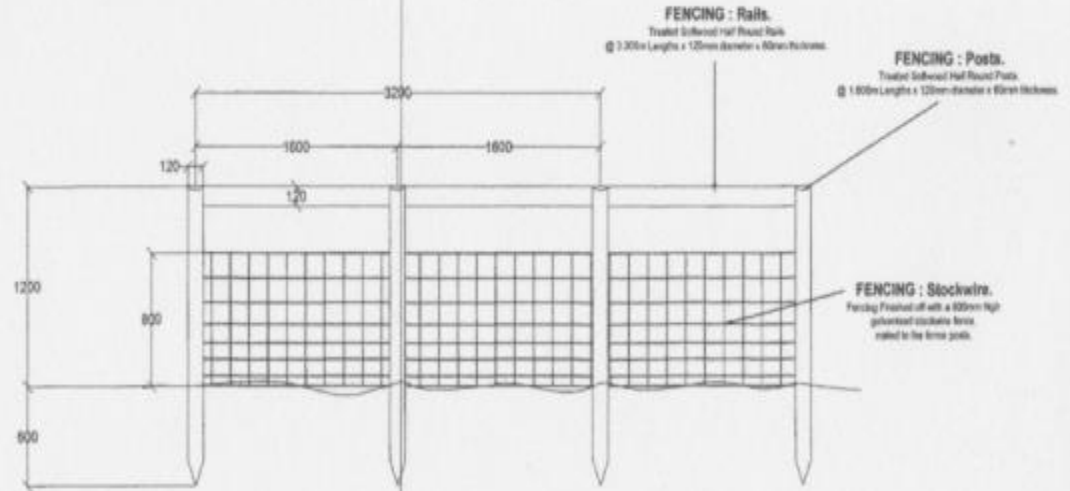
THE COWDRAY ESTATE OFFICE, COWDRAY PARK,
EASEBOURNE, MIDHURST, WEST SUSSEX, GU29 0AQ
TEL: 01730 812423 FAX: 01730 815608
www.cowdrayestate.co.uk peppl@cowdray.co.uk

JOB TITLE		
Model Farm – Rickyard.		
CLIENT		
Cowdray Home Farms – D.H.F.		
DRAWING TITLE		
Proposed New Model Farm		
SCALE	DRAWING NUMBER	REV
1:750	00115 (E)	X
DRAWING STATUS		DATE
Planning Stage.		XX/XX/XX
DRAWN	CHECKED	DATE
P.CELLA.	X.X.X	03/03/2010

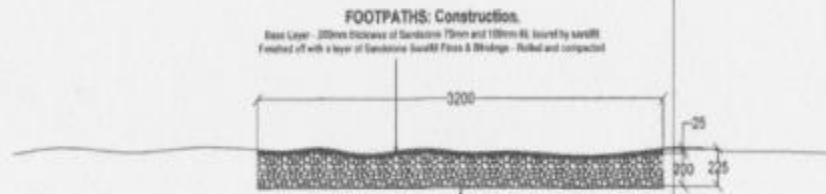
Design Drawings from Application



PROPOSED FENCING :
DETAIL - TYPICAL SECTION THRU'
SCALE 1:20



PROPOSED FENCING :
DETAIL - TYPICAL ELEVATION
SCALE 1:20



Drainage Membrane : Terram.
 A drainage layer - Of non business nutrients, which is laid across the footpath base and sides. This provides a means of drainage for the Sandstone footpath and also prevents weed and root growth.

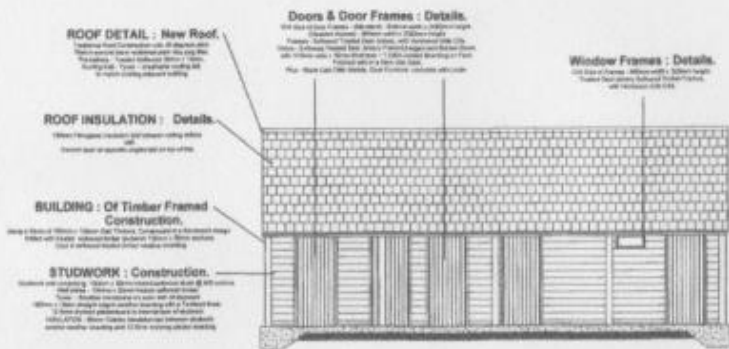
PROPOSED FOOTPATH :
DETAIL THROUGH TYPICAL SECTION
SCALE 1:20



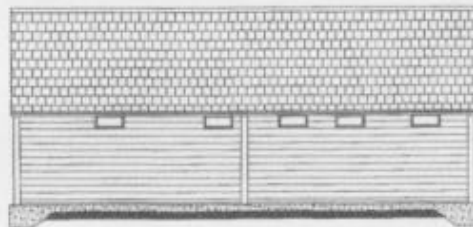
THE COWDEAN GROUP (SHAW) CONSTRUCTION PVT. LTD.
 CONSTRUCTION SERVICES WEST GUYANA ROAD NO. 10,
 70, GUYANA STREET, THE GUYANA STRAIT
 www.cowdean.com.guy P: 662-626262

JOB TITLE	
Model Farm - Rickyard.	
CLIENT	
Cowdroy Home Farms - D.H.F.	
DRAWING TITLE	
Proposed New Fencing & Footpaths	
SCALE	DRAWING NUMBER
1:20	00115 (D) X
DRAWING STATUS	DATE
Planning Stage	XX/XX/XX
DRAWN	CHECKED
P.CELLA.	X.X.X
DATE	DATE
	03/03/2010

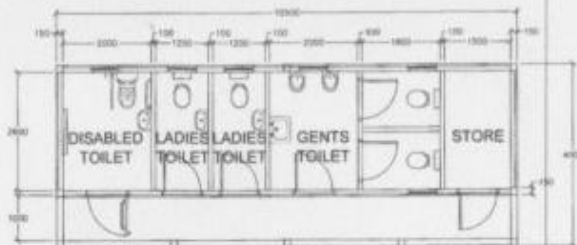
Design Drawings from Application



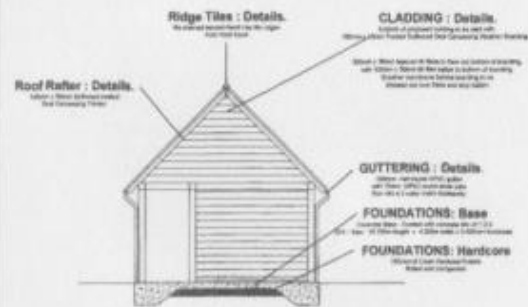
Proposed North Elevation
1:50



Proposed South Elevation
1:50



Proposed Plan Layout
1:50



Proposed West Elevation
1:50



Proposed East Elevation
1:50



THE COMPANY'S POLICY IS TO PROVIDE A HIGH STANDARD OF SERVICE TO ALL CUSTOMERS AND TO BE RESPONSIVE TO THE NEEDS OF THE MARKET.

DATE: 03/03/2010
 MODE: Form - Block
 DRAWN: Cowdry Home Forms - D.H.F.
 PROJECT: Proposed New Toilet Block (Details)
 SCALE: 1:50
 SHEET: 0015 (A) X
 DRAWING STATUS: 0015
 Planning Stage: XX/XX/XX
 DRAWN: P.2211A
 CHECKED: X.X.X
 DATE: 03/03/2010

Photographs from Application

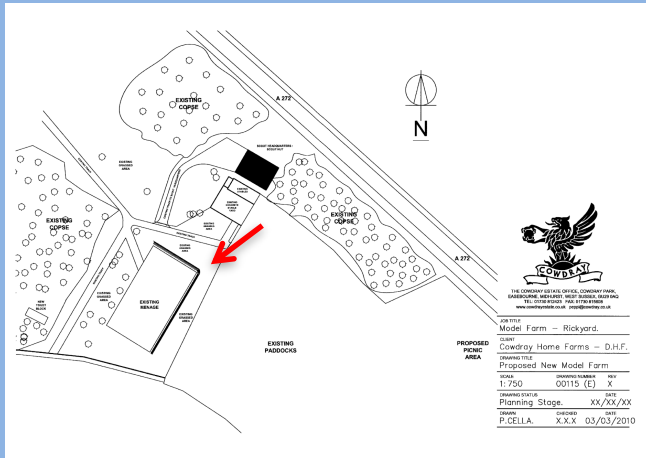
**C.H.F: Proposed Model Farm.
Easebourne
Midhurst
West Sussex.
GU29 0AH.**

Digital Photograph : No 4.

View From North of Site.



Description:
Showing ex-manage area in the fore-ground
Currently being used as an overflow car
parking area.
In the back-ground are the Cowdray Ruins,



Photographs from Application

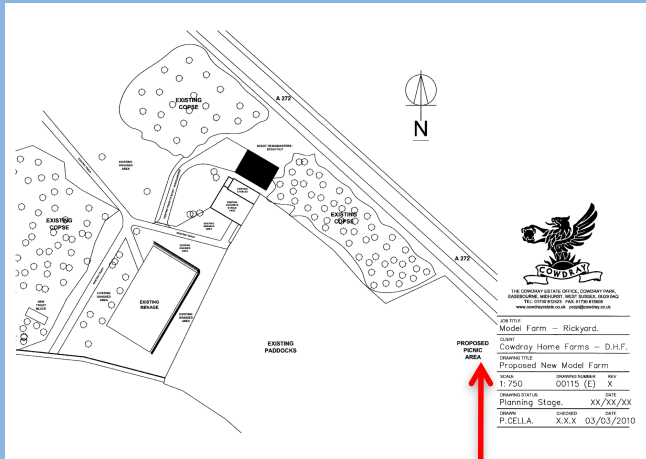
**C.H.F: Proposed Model Farm.
Easebourne
Midhurst
West Sussex.
GU29 0AH.**

Digital Photograph : No 6.

View From South of Site.



**Description:
Showing proposed Picnic Area Site.
Top end of existing field/paddock.**



From HE Website – National Heritage List

Cowdray: a fortified medieval house and part of its landscaped grounds

List Entry Number: 1017500

Heritage Category: Scheduling

Location:

Easebourne, Chichester, West Sussex

COWDRAY HOUSE

List Entry Number: 1001210

Heritage Category: Park and Garden

Grade: II*

Location:

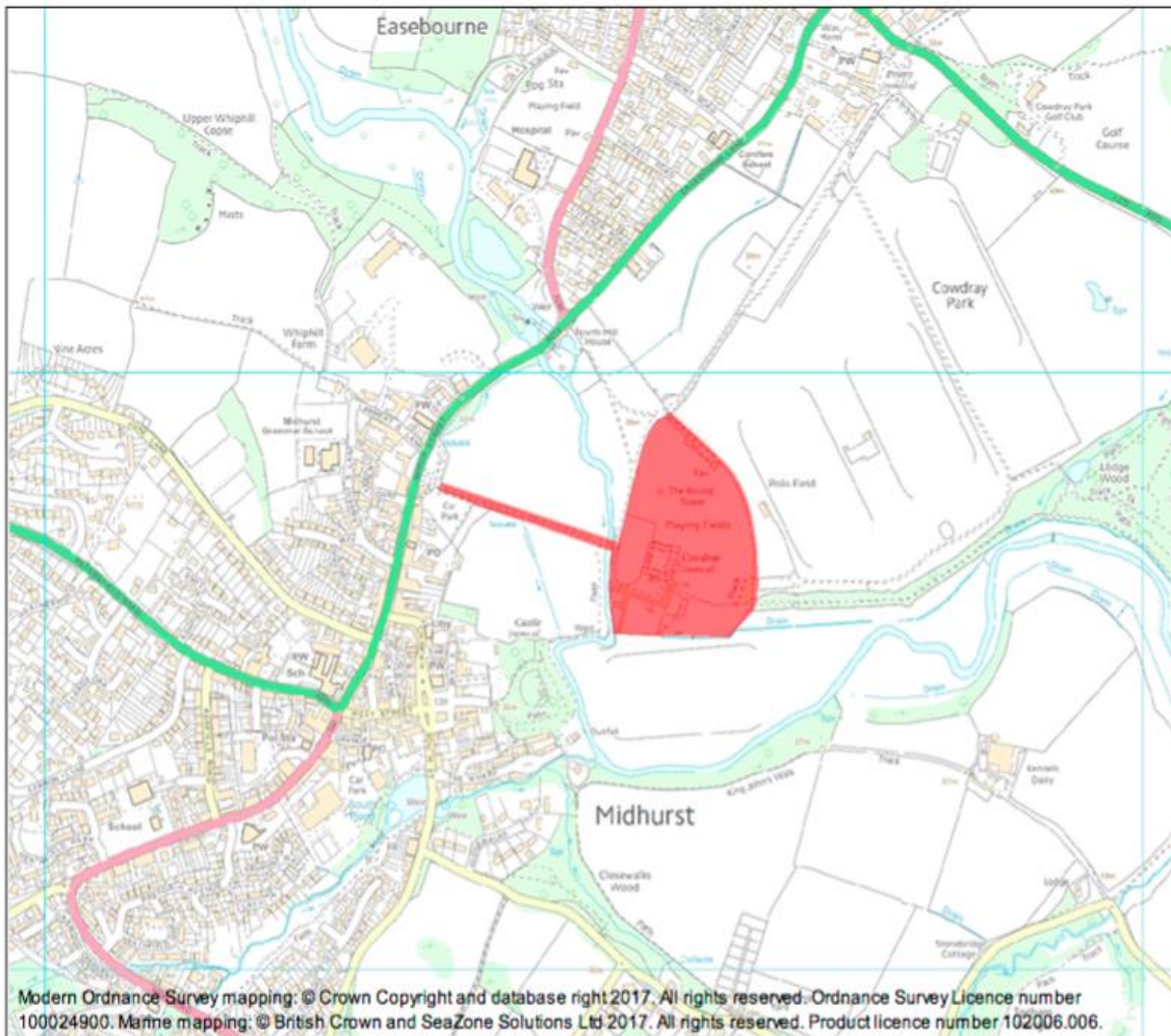
COWDRAY HOUSE, Midhurst, Chichester, West Sussex

1 of 1

If you would like help finding something, please contact

heritagelistenquiries@HistoricEngland.org.uk / 01793 414883. You can also try using the [advanced search](#) or [map search](#).

From HE Website – National Heritage List – Cowdray Scheduled Monument



Heritage Category:

Scheduling

List Entry No :

1017500

County: West Sussex

District: Chichester

Parish: Easebourne, Midhurst

Each official record of a scheduled monument contains a map. New entries on the schedule from 1988 onwards include a digitally created map which forms part of the official record. For entries created in the years up to and including 1987 a hand-drawn map forms part of the official record. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from Historic England.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. All maps and grid references are for identification purposes only and must be read in conjunction with other information in the record.

List Entry NGR:

SU 89008 21718

Map Scale:

1:10000

Print Date:

11 March 2017

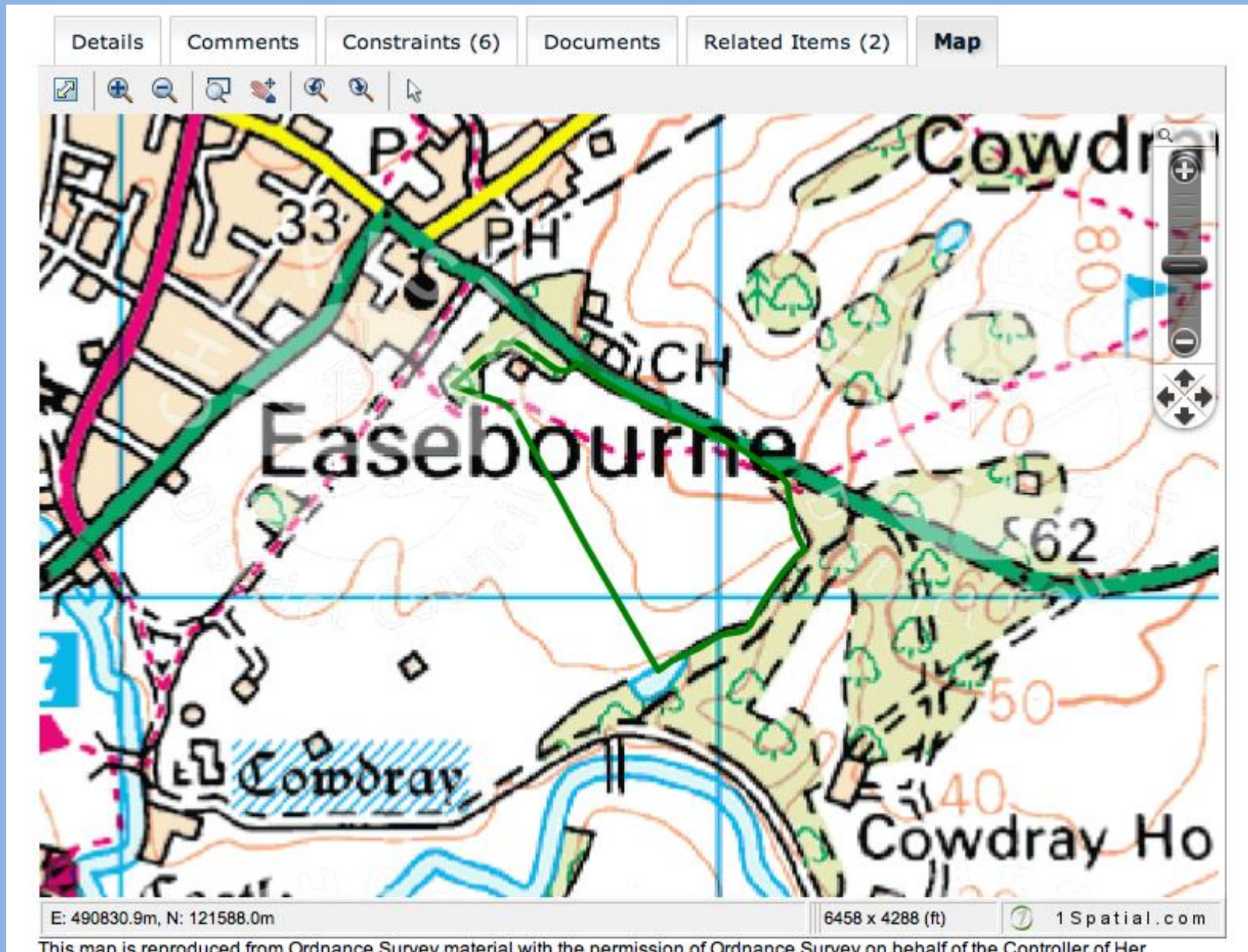
This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: Cowdray: a fortified medieval house and part of its landscaped grounds



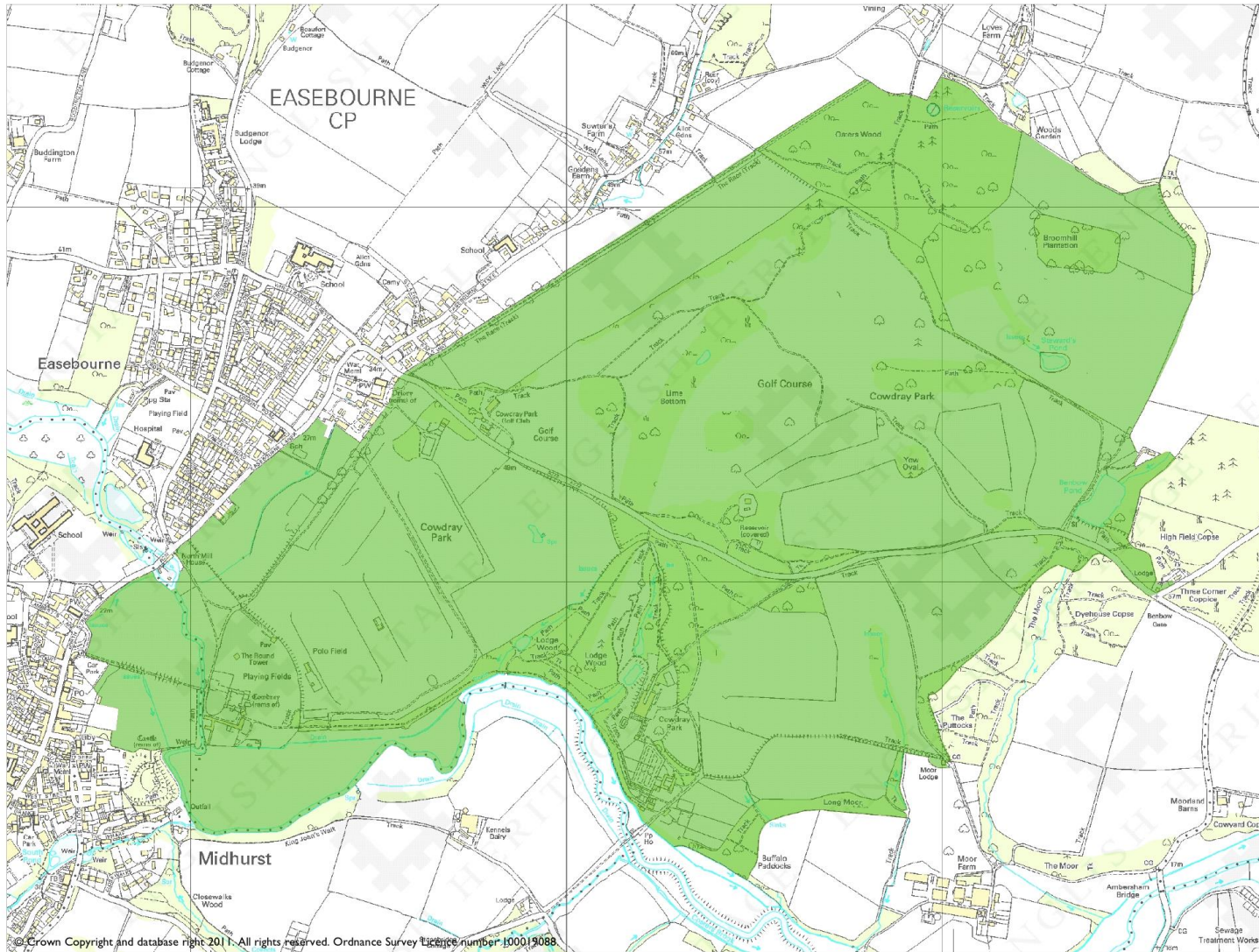
HistoricEngland.org.uk

Site Plan from Application



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From HE Website – National Heritage List – Cowdray House Registered Park & Garden



© Crown Copyright and database right 2011. All rights reserved. Ordnance Survey Licence number 100019088

Name: COWDRAY HOUSE

Heritage Category: Park and Garden
List Entry 1001210
Grade: II*

County: West Sussex
District: Chichester
Parish: Easebourne, Midhurst, West Lavington

Each official record of a registered garden or other land contains a map. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from English Heritage.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. The map and grid references are for identification purposes only and must be read in conjunction with other information in the record.

List Entry NGR: SU 90196 22164
Map Scale: 1:10000
Print Date: 16 October 2012


ENGLISH HERITAGE
1 Waterhouse Square, 138 -142 Holborn, EC1N 2ST
Tel: 020 7973 3000 www.english-heritage.org.uk

COWDRAY HOUSE - EXTRACT FROM HE REGISTER ENTRY

List Entry Summary

Grade: II

List Entry Description

Details

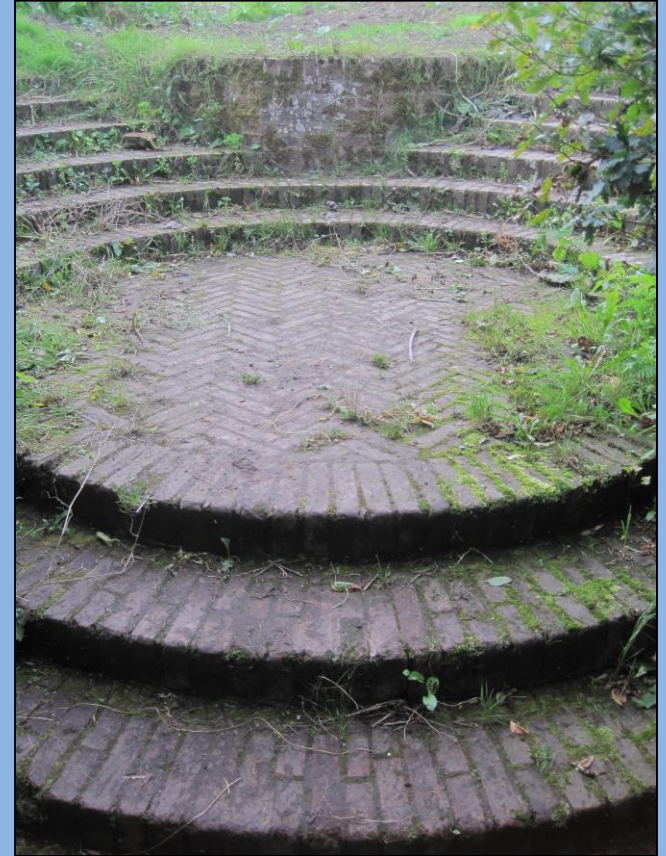
Remnants of the layout and built features of C16 and early C17 formal gardens surrounding the ruins of a Tudor house, altered and extended by Lancelot Brown in the late C18 and set within a C16 park, also improved by Brown, which contains, at c 1.5km from the ruins, a Victorian house with associated formal and woodland gardens of early C19 origin.

From Design and Access Statement:

- 1 What bounds the site
AONB
- 2 Current use – arable farm land
'Learning centre destination'
adds to list of different uses of estate
- 3 Consultation – 'no real objection against principle'
- 4 Site will remain in agricultural use
- 5 Improve and alter current layout
Smaller fields and paddocks
Footpaths and fencing to match existing
- 6 Toilet block – no great impact as other buildings in same materials. F
- 8 Scale of works 'minimal'
- 9 No trees are affected
No effect on AONB or on adjacent parkland
- 10 Appearance will change only slightly
- 11 Refurbish existing menage BUT what's missing?

8 Steps

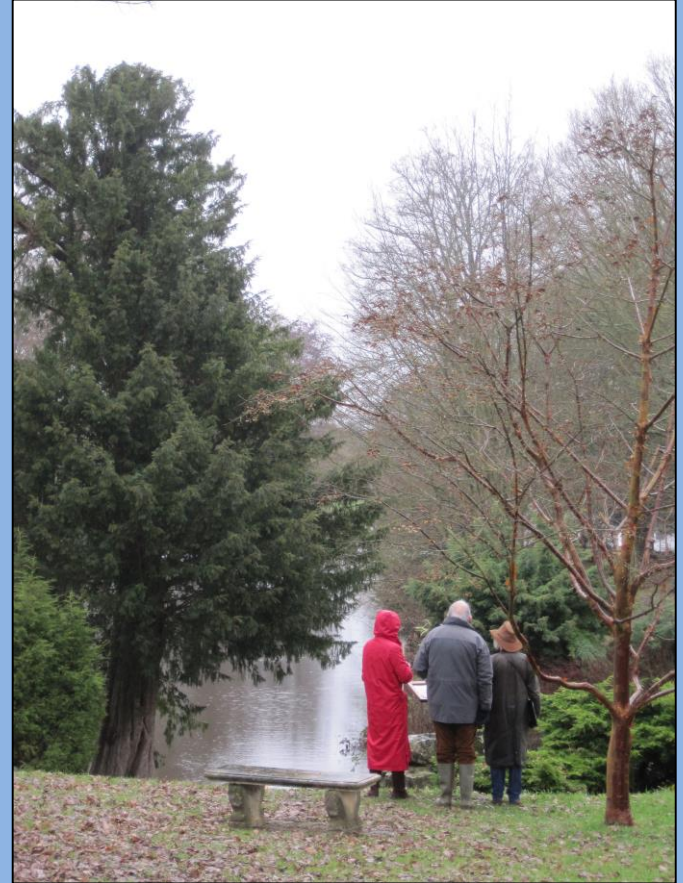
1. Look at the planning application
2. Visit the site of the proposed development
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Adapted from CPRE – How to Respond to Planning Applications

2. Visit the site of the proposed development

- If possible!
- Prepare: check CGT research, known texts, P&GDS etc
- Use maps submitted and check
- How will the proposed development fit in?
Blend/dominate/contrast
- Crucial for historic landscapes:
what are the areas of significance for the site and does this impact on them?



2. Visit the site of the proposed development: Cowdray Park from GoogleEarth

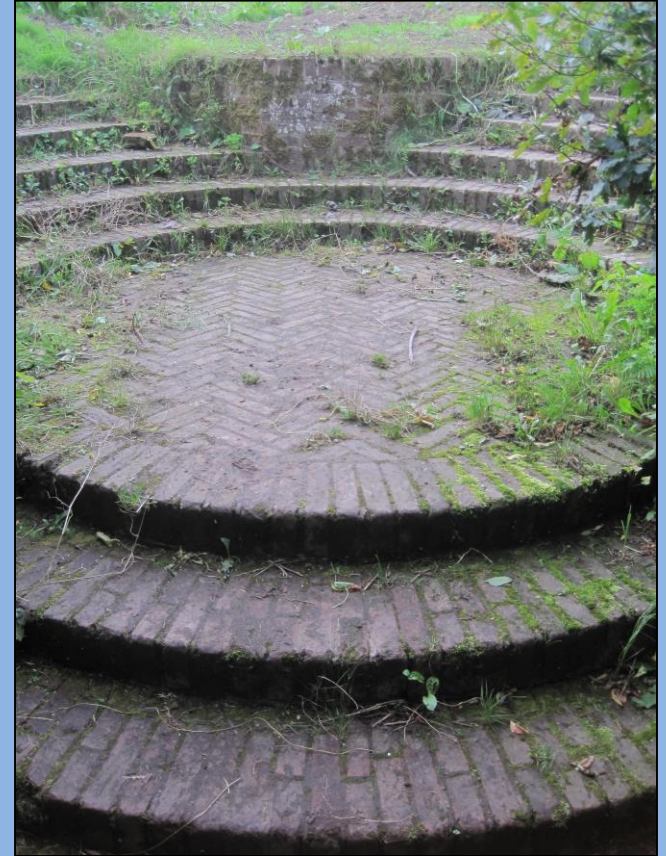


From GoogleEarth – photo point



8 Steps

1. Look at the planning application
2. Visit the site of the proposed development
3. **Decide on your stance**
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Adapted from CPRE – How to Respond to Planning Applications

3. Decide on your stance

- You can focus on the impact on historic designed landscape – think SIGNIFICANCE
- Does it enhance the scene?
- Use CGT research / expertise, local knowledge
- Think long term – individual development, cumulative and patterns emerging
- Is there a principle at stake eg greenfield site vs brownfield, fundamental damage to historic environment
- Does it set a precedent? Or follow one?
- Look for ways to improve the proposal



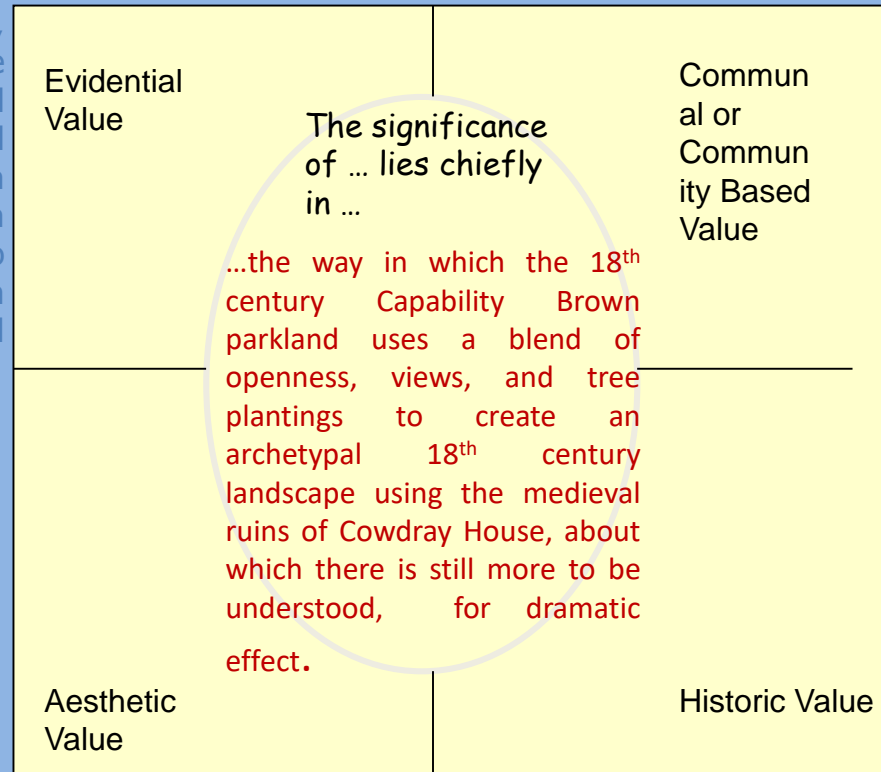
What might be significant about the site?

What, if anything, about the park might the development affect?

Significance: Heritage Values

Has ruins and archaeology of 15th century mansion, which can reveal more about medieval fortified houses. Also has good archives, recorded in Grimm's views, and in Brown account books so there is the ability to learn more if these are coupled with site assessments.

Undulating 16th and 18th century open parkland with panoramic views, particularly over the South Downs, is framed by wooded slopes to the south west, contrasted with 19th century formal and woodland gardens, and given dramatic focus by the ruins of medieval Cowdray House.



Minimal

Demonstrates Capability Brown's work, and the way medieval buildings were often incorporated as ornamental features within the open views of 18th century and later parkland.

3. Decide on your stance

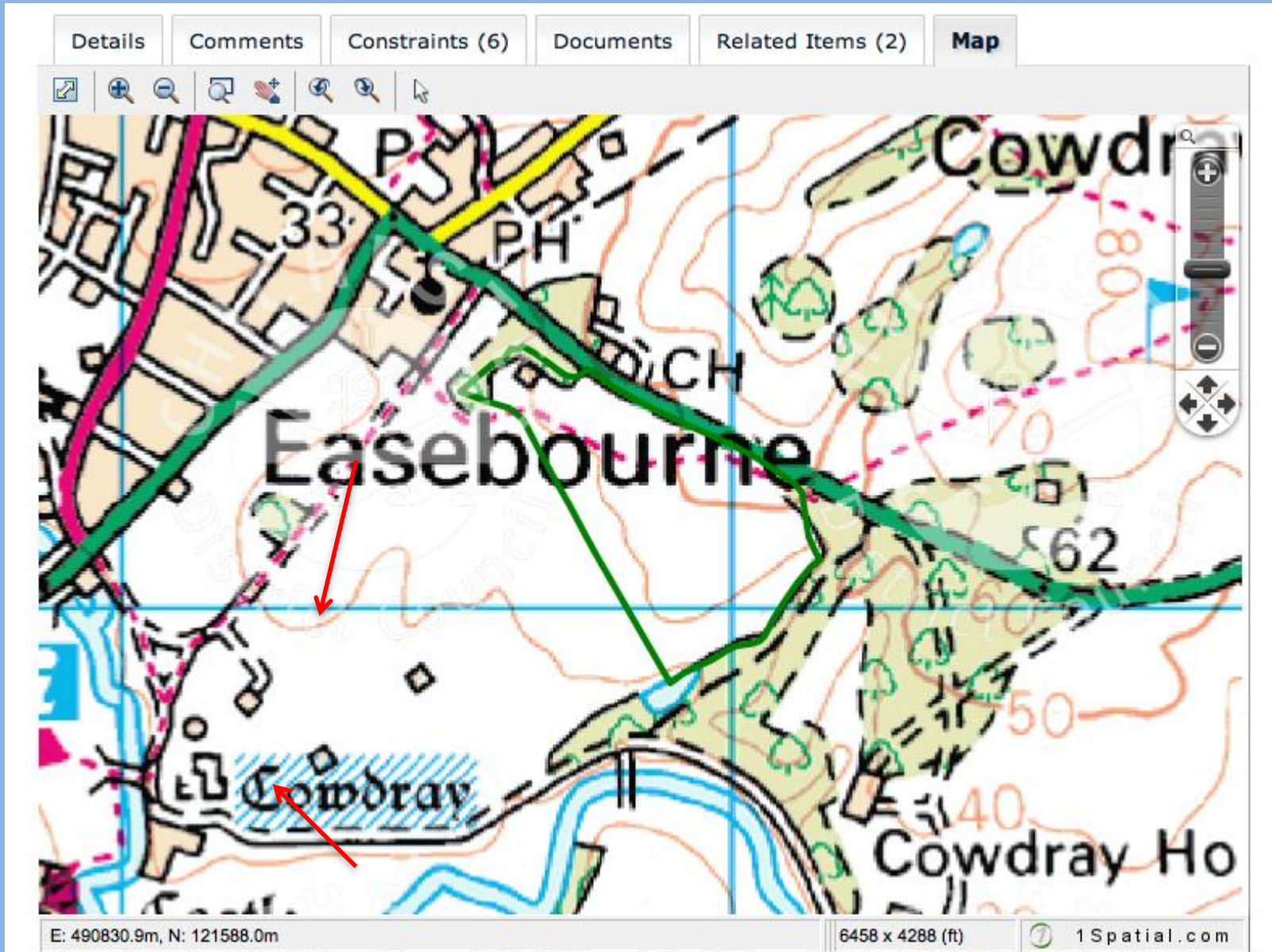
On Googling Cowdray, Grimm, and choosing 'images' – north west view



The North West Front of Cowdray the Seat of the Right Honorable Anthony Viscount Montagu...

1764

Site Plan from Application



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her

On Googling Cowdray, Grimm, and choosing 'images'



What might be significant about the site?

What, if anything, about the park might the development affect?

Summary of the development and what's important about the park:

- Picnic area; toilet block; car park; paths; fences
- Capability Brown landscape developed from Tudor landscape
- Setting for ruins of Tudor house
- Sweep of views from and towards the Ruins
- Open character of parkland
- Within Sussex Downs AONB

What would you object to in the application?

What would you support?

Are there any actions you might suggest in mitigation?

Objections

Part of a series of new uses for the parkland breaking up integrity

Breaks into broad sweep of parkland – new areas of development

Poor reflection of historic significance/design in application

Visual intrusion on the setting of SAM across key vista

Affects setting of Registered Park

Fencing and paths – visual intrusion

Car park is change of use and new materials

Toilet block extends area of building

Picnic area is visually prominent

Support

Care of the pond

Mitigation

Is there a Conservation Management Plan?

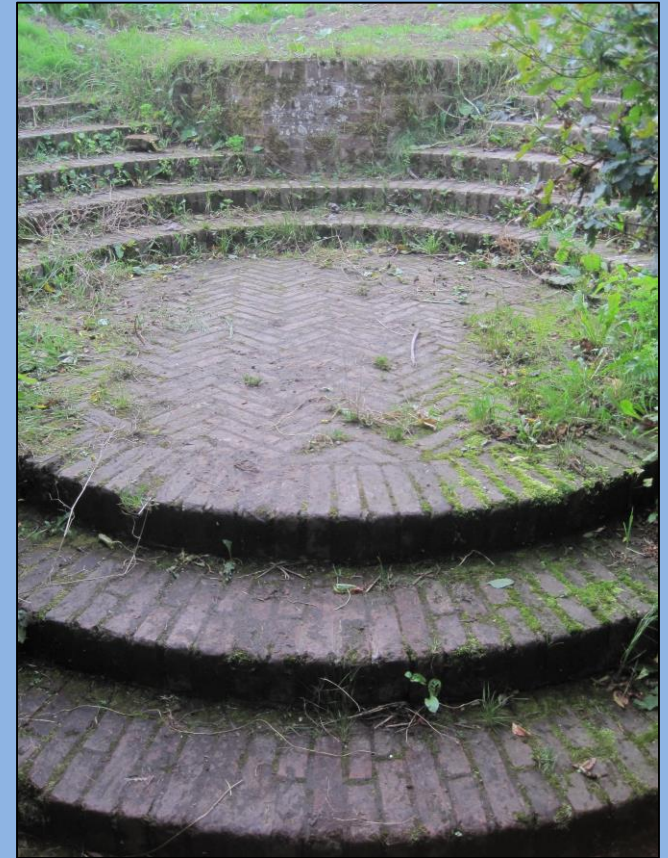
Is there a more appropriate area of the park?

Could the parking be screened? Historically appropriate planting - transient

Material for the paths? Grassed?

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Adapted from CPRE – How to Respond to Planning Applications

4. Examine the Development Plan

- Make sure you are using the plan that has been *formally adopted*
- Look at supplementary documents
- Make logical use of points in the plans which support your view
- If your view is not supported in the plan, either
 - Say why it is not relevant in this case OR
 - Consider adjusting your view and offer ways in which the application might be improved
- National Planning Policy Framework (NPPF) > Local Policy



4. Examine the Development Plan: Chichester Local Plan

RE28 Any proposals which have a significant detrimental impact on the character or setting of an historic park or garden, as listed in the English Heritage Register of parks and gardens of special interest in England, will be refused.

RE3 In considering development proposals [LPA] will seek opportunities for:

- Improvements to the landscape, including landscaping of existing developed sites...
- Any development permitted will be required to be in sympathy with the landscape and designed and sited so as to enhance visual quality...

BE4 ...high priority on protecting the character and appearance of all buildings of architectural or historic interest.

... special regard to the desirability of preserving listed buildings and their settings.

...presumption in favour of the preservation of... their settings and any features of architectural or historic interest, unless a convincing case can be made for...alteration; development affecting a listed building which would result in the loss of character of an area will similarly be resisted.

Chichester Local Plan - continued

T4 Tourist development which has an adverse impact on the specific character of...Sussex Downs areas of outstanding natural beauty will be refused. In particular development will not be permitted which would:

- (1) adversely affect the undeveloped rural character of the surrounding landscape;
- (2) give rise to works required for access or infrastructure which would be obtrusive;
- (3) result in development, the design, bulk and height of which would be inappropriate to its setting;
- (4) have a damaging effect upon long distance views into or within the areas of outstanding natural beauty;
- (5) be detrimental to features of archaeological or ecological importance.

T5 Proposals for the provision of small-scale picnic sites and parking facilities for visitors will be permitted in appropriate locations...provided that they do not result in any undesirable intrusion into the landscape, damage to the ecological characteristics of the area or to the character of the surrounding natural or built environment.

Chichester Local Plan - continued

Environmental Strategy

- **63** Historic Parks and Gardens are an important part of the heritage and environment of Chichester District. They comprise of a variety of features: the open space itself; views in and out; the planting; water features; built features; and archaeological remains. There is a need therefore to protect such sites and their settings from new development which would destroy or harm the historic interest.

NPPF Clauses

Para 128 Applicant must describe significance of assets and setting affected

Para 132 Harm to significance...should require clear and convincing justification

Para 134 Weight of less than substantial harm vs public benefit + use

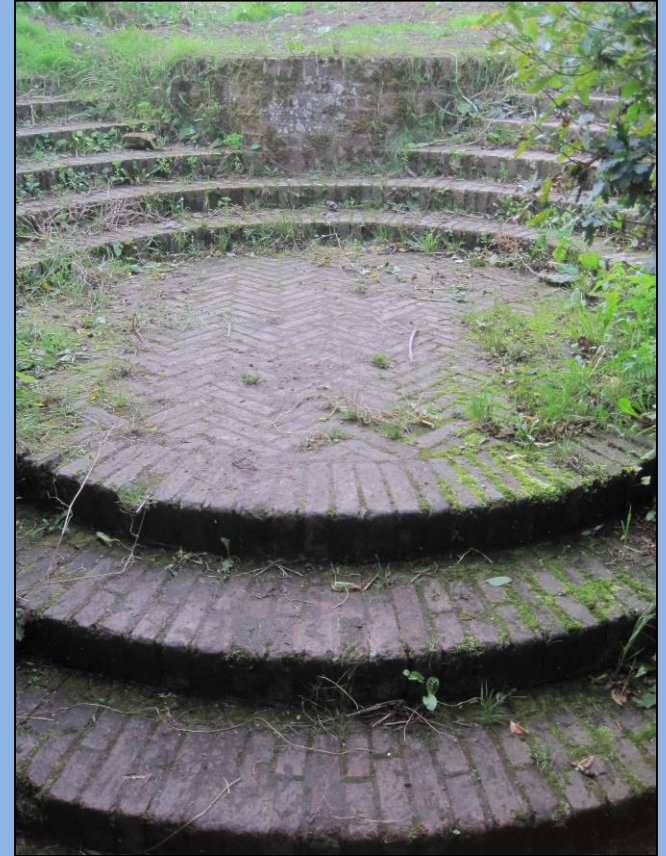
Para 137 Look for opportunities to enhance or better reveal the significance, including setting

Para 58 – respond to local character and history; visually attractive as a result of good architecture and appropriate landscaping

Para 115 weight given to conserving landscape and natural beauty in in AONB

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Adapted from CPRE – How to Respond to Planning Applications

5. Decide on your action

- Support the application
 - fully
 - with suggestions
- Impact neutral
 - no action
 - write anyway
- Object with suggestions
- Request refusal where impact cannot be lessened satisfactorily

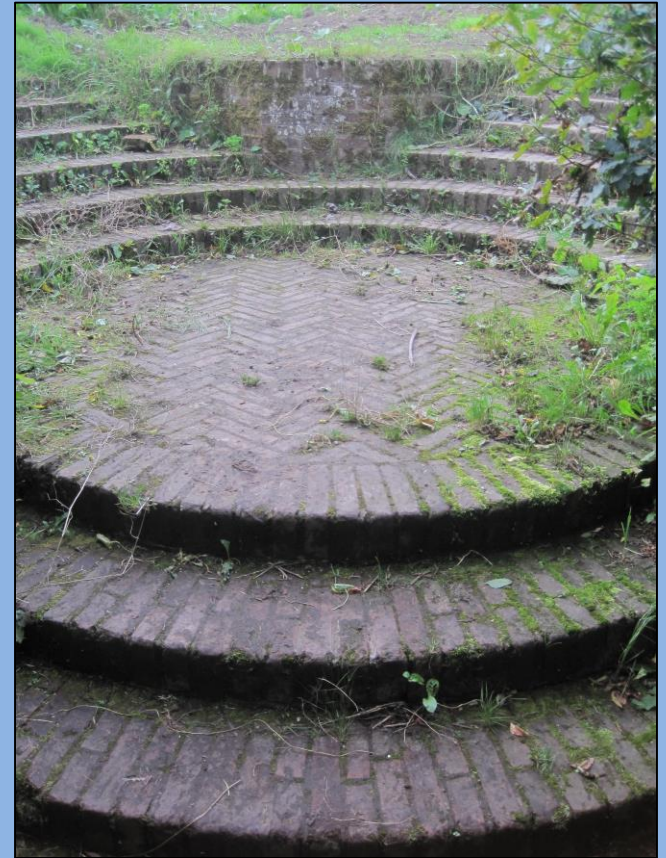


5. Decide on your action

What would you do about
Cowdray Park?

8 Steps

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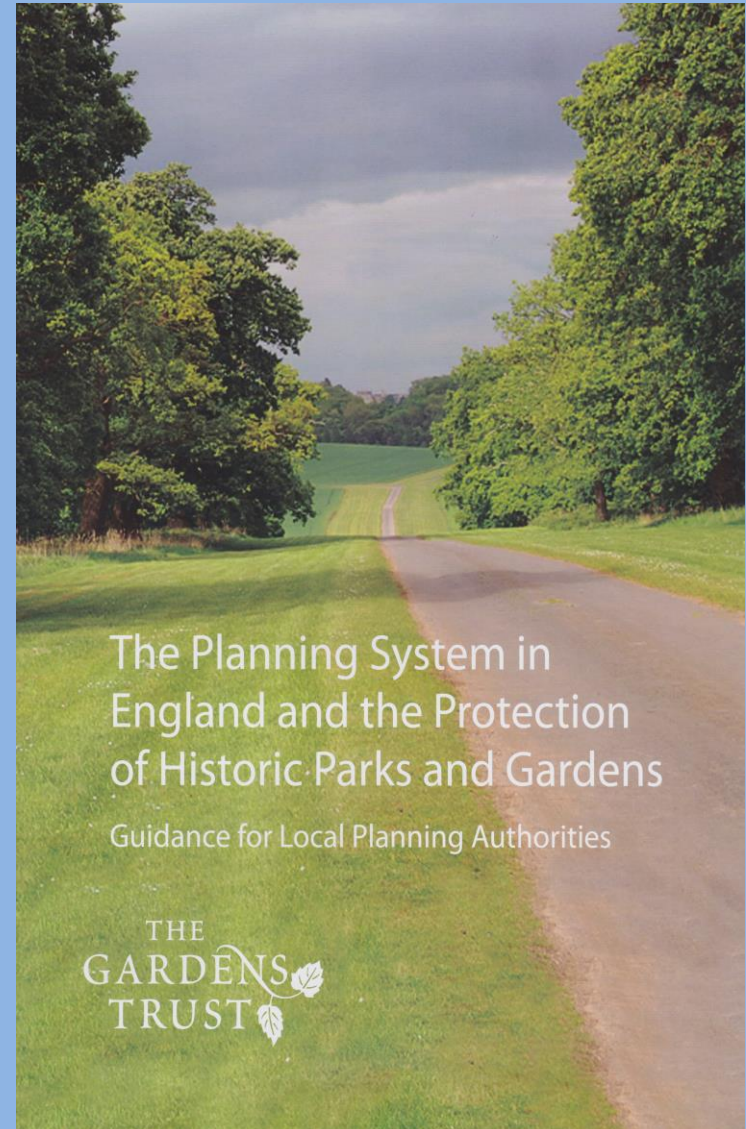


Adapted from CPRE – How to Respond to Planning Applications

6. Put your comments in writing

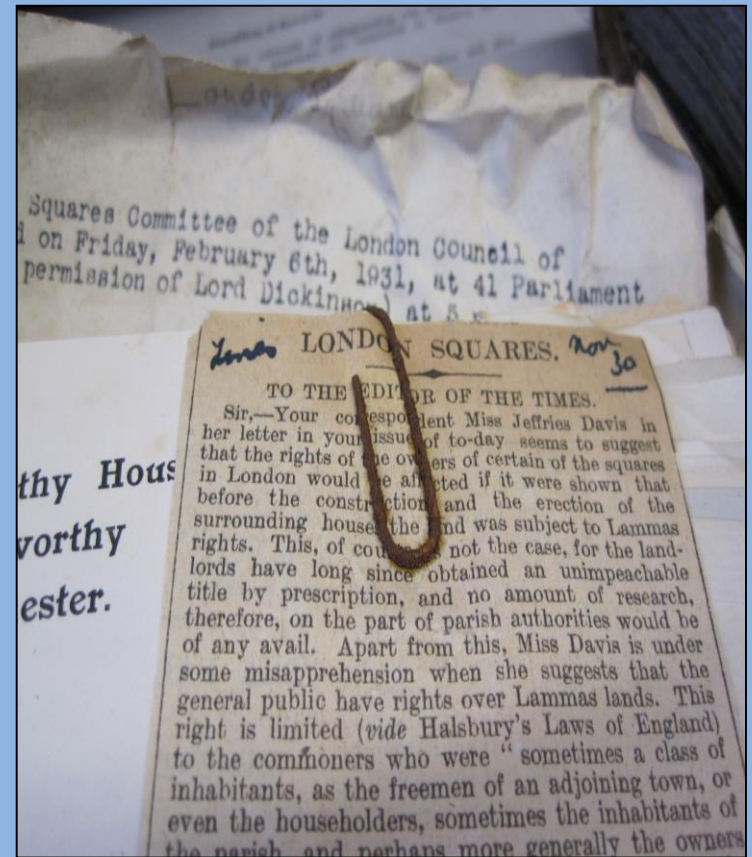
Refer to this for helpful paragraphs

Include pdf when you send response to LPA



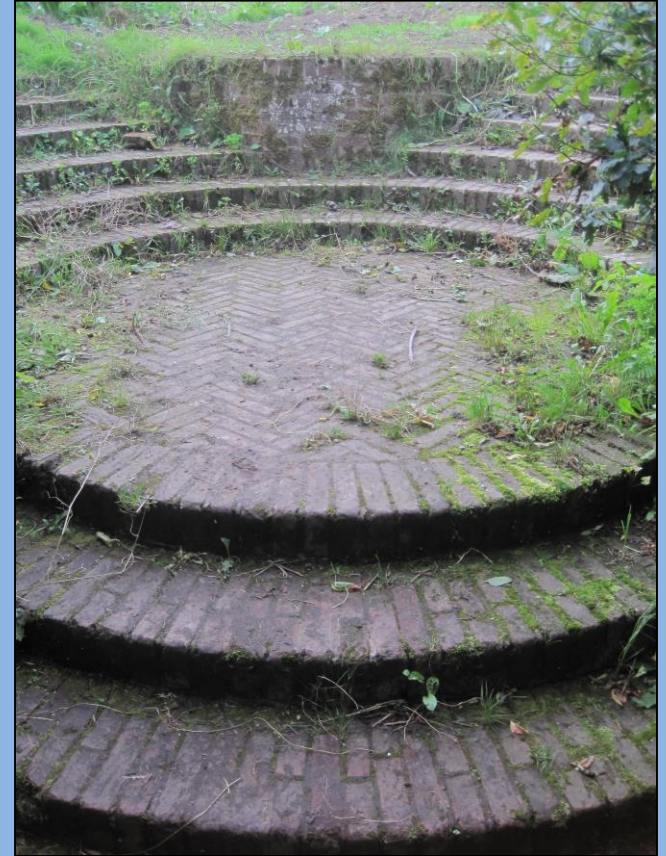
6. Put your comments in writing

- Check the process – method, timescale
- Consider the public interest – impersonal, wider good (usually) – be courteous, concise and factual
- Be within time
- Refer to the development plan – be specific – address those points that conflict
- **Refer to other considerations that should be taken into account: historic interest, significance**
- State if you would like to/be prepared to speak at committee meetings
- **COPY IN THE GARDENS TRUST CASEWORK MANAGER – Alison Allighan**
consult@thegardenstrust.org



8 Steps

1. Look at the planning application
2. Visit the site of the proposed development
3. Decide on your stance
4. Examine the development plan
5. Decide on your action
6. Put your comments in writing
7. Gather support
8. Speak at committee meetings



Adapted from CPRE – How to Respond to Planning Applications

7. Gather support

- Contact your planning officer
- Check arguments
- Find out who will make the decision
- Approach councillors
- Don't assume they've read your letter
- Make clear extent of community support
- Suggest site visit if helpful
- Legally: get officer's report 5 days before goes to Planning Committee meeting

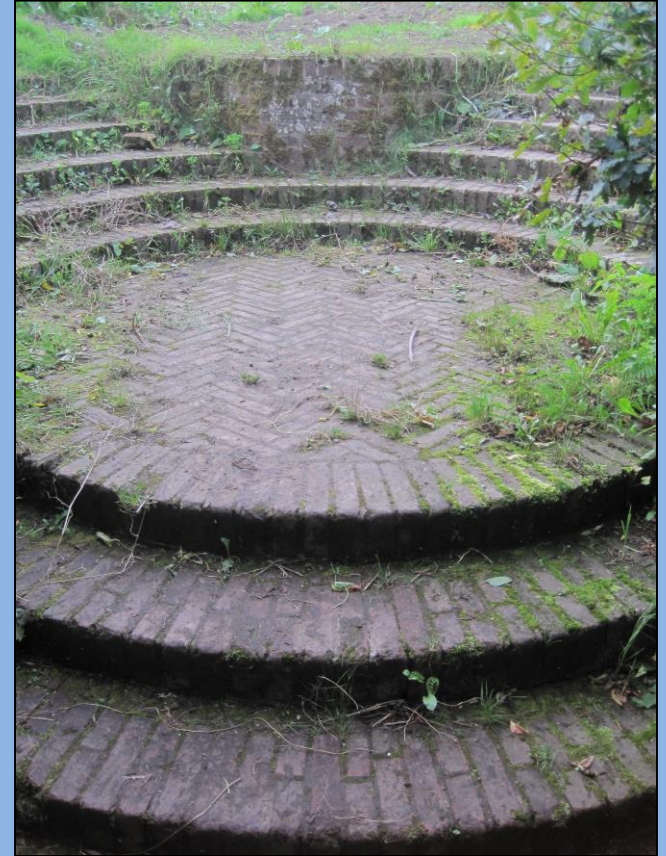


7. Gather support

Who might support you on
Cowdray Park?

8 Steps

1. Look at application
2. Visit the site
3. Decide what you think
4. Examine the development plan
5. Decide what to do
6. Put comments in writing
7. Gather support
8. **Speak at committee meetings**



Adapted from CPRE – How to Respond to Planning Applications

8. Speak at committee meetings

- Contact your local planning authority to check procedure
- Give notice
- Get meeting details confirmed
- Collaborate!



8. Speak at committee meetings

What are the key points you'd make at Committee about Cowdray Park?



**GREAT
WORK
AND
WELL
DONE**

The application was withdrawn