



WRITING A PLANNING
APPLICATION

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You all survived the pretty intensive last talk where we looked at the Cowdray planning application. Despite it looking innocuous at first sight we discovered that it was not all it was cracked up to be, so now we need to learn how to write a response letter. It makes sense with that case fresh in your mind to have a go using that application as your example.

If you go away and try to respond to some other application and cannot remember all the finer points of what we discussed, do not worry. This will all be put onto the GT's website pretty much straight away for you to remind yourselves. There are also template letters we have prepared for you, so there is lots of help.

Let us get going.

LETTER STRUCTURE

Summary

Significance

Impact

Policy

Position



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There are 5 main components, all straightforward. I barely need even explain them when you look at the titles on the slide as they are all so self-explanatory: Summary, Significance, Impact, Policy, Position. The only one we did not look at was Policy, and I am going to go through this as we write that bit of the letter. We call this talk writing a planning letter, but in reality, we almost always now email the response but no need to get tied up in the semantics of that. If you are getting the application details off Alison's weekly Casework log, whenever possible she gives the name of the case officer dealing with the application and an email address for responses. If that is not available, when we are ready to send this letter, I will show you how it works from the LPA's website.

SUMMARY

Ref : 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



I always start my letter with the application number and the description exactly as it appears in the application description and then go on with a fairly standard opening paragraph:

SUMMARY

First Para : Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens as per the above application. The inclusion of this site on the national register is a material consideration in the planning process. The xxxx Gardens Trust (xGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.



I usually write something along these lines.

If you are responding as a private individual you can frame this introductory paragraph accordingly. Equally if you are responding about a non-registered site you can frame that slightly differently along the lines of 'We are grateful for the opportunity to comment on this application which has a material impact on the significance of *[name the site]*, which is identified by us as of local importance, and contained within *the Trust's Local List of important parks and gardens*. *[Amend this as appropriate depending on how you describe your county's Unregistered sites of interest. Say if your List of Parks and Gardens has been accepted or adopted by the planning authority, or if the site has been incorporated into the County HER]*

SIGNIFICANCE

- Make use of the Statement of Significance (SoS) we put together for Cowdray
- Planning officers need to be able to quickly understand what is important about the site
- NPPF 189 – *‘require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting’*
- To ensure that conservation is about managing change, not saying ‘NO’ to any change, and identifying poor changes



In the last talk we worked hard putting together a Statement of Significance (SoS) for Cowdray. This is where we can make use of it. LPA staff are busy people and cannot be expected to know this already and this is where we can encapsulate what really matters about this site in a short description. It is not a matter of describing every detail of the site and its history in great detail.

The articulation of Significance is required by the planning system. The National Planning Policy Framework requires applicants and those considering applications to be assessing whether the application affects the significance of a site, rather than simply physically alters the site. It is a way of ensuring that conservation is about managing change, rather than saying no to any change – it’s a way of making sure that helpful change can go ahead, but poor change can be identified. I am going to cover this in more detail later in the talk when I tell you about policy.

For example, the NPPF says that Local planning authorities should

NPPF 189 – *‘require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting’*

NPPF 190 – *‘identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting setting of a heritage asset)’*

Introducing SoS into the letter

- We have studied the online documentation/made a site visit/due to current restrictions have been unable to make a site visit/liased with colleagues familiar with the site, whose local knowledge informs this response
- The significance of Grade II* Cowdray House registered park and garden (RPG) lies chiefly in the way in which the 'Capability' Brown parkland uses a blend of openness, views and tree plantings to create an archetypal 18th century landscape, still clearly readable today. The ruins of the Grade I fortified medieaval Cowdray House Scheduled Ancient Monument (SAM) are a major feature, providing a dramatic eye-catcher across the designed landscape, with the South Downs forming a extensive distant backdrop.



This slide is a bit wordy so sorry about that, but without helpful whiteboards and handouts it is hard to show you how a letter is constructed, so please bear with me.

I would introduce the SoS by saying you have studied the online documentation and have made a site visit. If that's not been possible, if appropriate, you can say that you have liaised with colleagues whose local knowledge informs your response, or if that's not the case you can blame Covid-19 and say you have made a desk based assessment using the documents provided by the applicant and your own research. You can word the 1st paragraph accordingly. At Cowdray you would have been able to park at the Golf Club and view the site from there, or even from the A272. Anyhow, we can now put our SoS into the letter.

SIGNIFICANCE – next paragraphs

- We were surprised that the applicant made no mention in their documentation that the application lies in the centre of the Grade II* Cowdray RPG where Capability Brown, arguably our finest landscape designer, worked between 1768-74
- There is no mention that the application will affect the setting of the Cowdray SAM which is also a Grade I building in its own right
- We would have expected that an application of this importance be accompanied by a detailed Heritage Statement (HS) with map regressions to help assess how much of the original designed landscape survives, and also a Visual Impact Assessment (VIA) to enable an understanding of what impact the proposals may have on the views across the RPG



Now you can have a bit of fun – in a pained but professional tone you can say how surprised you were that the applicant failed to provide all the missing information we identified. Lay it on thick: there is no mention of the Grade II* RPG/CB/SAM/no mention of setting/significance, map regressions/ no mention of its effect on views/setting/significance or other heritage assets.

IMPACT – next paragraphs

- Use an impersonal and measured tone – opinions will be taken more seriously if professionally presented
- Stick to our remit of impact upon RPG
- Run through impacts one by one – they may have cumulative effect
- Stress impact upon the setting of the heritage asset(s) – applicant did not indicate whether other sites had been considered and if so why this one was chosen in preference
- Remember we are managing change not prohibiting it



This will form the bulk of your letter. This is where we state the proposal's impact on the site's significance – this section may be several paragraphs.

If you are struggling to reach a conclusion on the impact, it could be because the applicant has not given enough information on the significance and the impact on the significance. Do not be afraid to ask for more information if this is the case. Whilst here I think we have made up our own minds about the impact, I think it would be worth asking if the applicant were able to provide the missing documents we mentioned. A nice delaying tactic which can be helpful sometimes.

Remember to use an impersonal and measured tone, even if you care passionately about this case. Opinions will be taken more seriously if they are presented professionally.

We must remember our remit – we are about conserving heritage assets, not about traffic management or school places.

Remember that the proposal can have many different impacts and can impact on many different aspects of the site. If this is the case, run through the impacts one by one.

Stress the impact on the Setting. It is worth asking whether other less sensitive sites had been considered and why this site was chosen in preference.

Whilst I do not think applicable in this instance if a site has been compromised in the past the proposal may well have a cumulative effect.

Another useful point to make, which is not really applicable here, but which I want to draw to your attention is that if the application were say for a really smart new house in this location, you would be able to say that should it be permitted it would set a precedent for others in future. Just a couple of weeks ago I wrote a response to an application where in a previous letter we said a precedent would be set if the original application was approved. It was, and I have just written to oppose the resulting next new house close by.

But remember that we are managing change, not preventing it – it is not reasonable to object to all planning applications that may change a historic park or garden. We must comment solely on those, or aspects of them, which can clearly be demonstrated to have a harmful effect upon the setting and significance of the site. Let us be specific about the points you would mention in your response for Cowdray on the next slide.

IMPACT – Specifics for Cowdray

- Development site lies entirely within RPG much of which is still recognisable from Grimm's illustrations of 1781. The views have demonstrably always been considered important and indeed even Google Earth photopoint has almost the same view as Grimm over 2 centuries apart. Give link for Grimm illustrations
- Site still retains open character typical of 18th century parkland in the style of 'Capability' Brown who was employed at Cowdray even though there is no mention of him in documentation
- Parkland character further compromised by the new car park which is poorly sited in a key view from Grade I Cowdray House ruins SAM



I am going to spread these out over various slides to avoid you becoming totally cross eyed if I put it all on one. Let us begin with the fact that the application site lies entirely within the RPG and this does not even get a mention in online docs. Grimm drawings demonstrate that the view was considered important in 1781 and Google Earth Photo Point also thought it important enough to take a photo from almost the same spot as Grimm over 200 years later. It is definitely worth putting in the link for the Grimm drawings as they are very immediate in their feeling for the views and sense of place. Site is still recognisable from the drawings and the C18 parkland character from when Capability Brown worked there from 1768-74, even though astonishingly the documentation makes no mention that arguably the most famous English landscape designer worked here. The poorly sited car park lies in a key view of the SAM which again is not mentioned in the applicant's documentation.

IMPACT – Land Management

- Change from open grazed farmland to a series of small, rotational fields for arable & grazing
- The open character of the park would be greatly compromised by the imposition of numerous small scale paddocks divided by obtrusive pathways and fencing. Proposed access tracks, whilst in local materials are unusually wide (3.2m)
- Combined with the excessive new fencing, picnic site, car parking and increased vehicular traffic, proposal would be overly intrusive within the designed historic landscape setting and inappropriate within the setting of the Grade I Cowdray House ruins which is also designated a SAM
- Due to topography would be visible from almost every direction



Big change from open grazed farmland to a series of small rotational fields for arable and grazing. These are divided by extremely wide new pathways and an excessive amount of intrusive new fencing which would greatly compromise the open nature of the parkland setting. Combined with the car parking, increased vehicular traffic, and picnic site the proposal would be alien and extremely intrusive to the character of a designed Grade II* historic designed landscape and SAM. Due to the topography would be visible from almost every direction.

The important historic views would be compromised if this development were permitted and, in your opinion, would be detrimental to the setting and significance of both the RPG and SAM. However, in order not to seem too damning you could say that the loo building is likely to be reasonably hidden and appreciate the applicant has taken trouble to match local vernacular.

IMPACT - Missing key documents

- The task of analysing the proposal has been hindered by the lack of key documents. Without these it is surprising that the application was validated.
- Ask that this documentation be provided before the application is considered by planning officers



I often make a point of telling case officers that without vital documents it is not possible to make a reasoned judgement as to the effects of a proposal upon an RPG. Although we have of course already decided that this is a poor application, by suggesting that the applicants need to provide the missing docs, it buys us some time, and will hopefully make the case officer appreciate the importance of the site.

We now come onto the policy bit which I did not cover in the first talk. It's hard to make this feel vibrant and interesting, but it's really important that we include it as it's the bit that adds power to our elbow and will help this application be rejected by the LPA.

I absolutely appreciate that these slides are rather turgid and hard work, so before we come onto the policy bit which I did not cover in the first talk I thought you might appreciate a breather.

Slide 12



This charming watercolour is of the West view of the ruins of Cowdray House, Sussex by John Buckler & dated 1825. It is now in the Yale Center for British Art in America. Feeling better, I hope! Now let us take a deep breath and keep going as it is really important that you know about the NPPF. It is hard to make talking about policy feel vibrant and interesting, but we do need to persevere as it's an incredibly useful tool in your kit bag when writing a letter of objection to a planning application

POLICY - National

- The National Planning Policy Framework (NPPF) is your friend –several paragraphs are directly relevant to planning applications which affect an RPG https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf
- See in particular Chapter 16 *Conserving & Enhancing the Historic Environment* and especially :
 - Paras 189-92 – PROPOSALS AFFECTING HERITAGE ASSETS
 - Paras 193-96 - CONSIDERING POTENTIAL IMPACTS



Do not be alarmed by this document – it is really helpful and there are quite a few very useful paras you can quote. Planning officers will be totally familiar with it, so you won't need to quote the entire thing verbatim, it's sufficient to give the relevant Paragraph number and a very brief precis of its content to make your point. Chapter 16 is the bit you want: *Conserving and Enhancing the Historic Environment* and this slide lists the paragraphs that are most often relevant. On the next slide I am going to write out a few of these crucial paragraphs in full. However, it is worth downloading the document and having it on your computer, to be able to cut and paste helpful chunks. I mentioned before that I have my very own "Useful Paragraphs" folder so if you do something similar you will have everything easily accessible.

POLICY – useful NPPF paragraphs

- **Para 189** - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary
- **Para 190** - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.



If you read both these paragraphs, I think you will see that both are relevant in this case. In the letter I would state that the applicant has failed to comply with Para 189 as they have not described either the significance of the relevant historic assets or made any comments as to the impact of their proposals on their significance. This is particularly crucial given that the heritage assets are of national importance: a Grade II* RPG and a SAM.

Para 190 deals with the development in the setting of a heritage asset, also without doubt relevant here. What I probably would add at this point in the letter is that nowhere in the online documentation were we able to ascertain whether the applicant had looked at other less sensitive sites within the estate, and if they so why they were rejected in favour of this particular location.

POLICY – useful NPPF paragraphs

- **Para 194** - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- **Para 196** - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal



These are also often useful, and I would definitely suggest you read Chapter 16 of the NPPF as there are other things you may be able to use to support your stance when responding to applications. As far as these two paragraphs go, I might not actually use these for responding to this specific application but have put them in here as they are often very helpful. The model farm, if permitted, would certainly have a public benefit so probably best not to quote Para 196 (although this is really useful when someone wants to build a new house or an unsympathetic development in an inappropriate place) and I think the applicant would argue that by providing the educational facility they had justified the proposal as per Para 194.

Although we are concentrating on responding to the Cowdray application which is registered, of course the NPPF does also cover policy for Non-Reg sites which your CGT may well have done some research on and even put onto a local list. Rather than get too side-tracked looking into this, you can download the NPPF yourself (the link is on an earlier slide) and as this entire presentation will be on the GT's resource hub you can follow the link from there. Of course, you can just google NPPF and you can get it that way too.

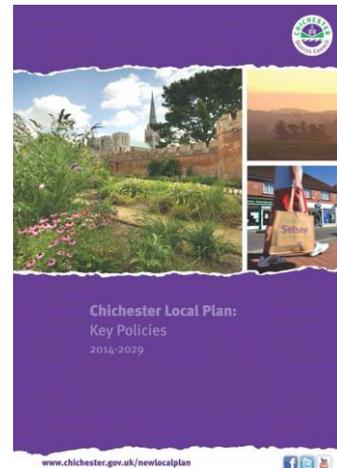
EXAMINE THE LOCAL PLAN

Make sure you are using the plan that has been *formally adopted*

The Local Plan is potentially one of the strongest weapons in your arsenal

Make use of points in the plan which support your stance

See if the application contravenes any aspects of the Local Plan



This is a super helpful document. The Local Plan is the blueprint for what the LPA has set out with regard to development in their area. Look first for the section which deals with the historic environment (rather unhelpfully some LPAs have different names for the various sections, but you should find it in the end). You will find what you are looking for under Heritage & Design in Chichester's local plan. It is often worth looking to see if there are any helpful paragraphs in the Tourism section. Pull out the relevant policies and paragraphs if any support your arguments and crucially if the application contravenes anything within the Local Plan say how they relate to your application. Quote paragraph numbers rather than writing out in full. National planning policy over-rides all things local so if there is no plan, then national policy applies. But then the plan has to comply with national policy anyway so should be inter-related.

CHICHESTER LOCAL PLAN

Policy 47 - Heritage and Design

Planning permission will be granted where it be demonstrated that all the following criteria have been met and supporting guidance followed:

1. **The proposal conserves and enhances the special interest and settings of designed and non-designated heritage assets including Historic Parks or Gardens**, both registered or of local importance and **historic landscapes**.
2. Development **respects distinctive local character** and sensitively contributes to creating places of a high architectural and built quality;
3. Development **respects existing designed or natural landscapes**; and
4. The individual identity of settlements is maintained, and **the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around ... the South Downs National Park, is not undermined**.



Chichester's Policy 47 is heritage related and looking at it more closely I think there are several useful things we could pull out here. I am sorry if this is a rather text heavy slide but decided to put it in so you get an idea of how these policies are set out. 47.1 states that proposals must conserve and enhance the settings of designed heritage assets including RPGs - pretty sure our application contravenes that, so that's the first thing for our letter. You could argue that by using local materials 47.2 is complied with so won't bother with that one, 47.3 – not sure it does respect existing designed or natural landscapes so another for our letter. As far as I am concerned the best of these is 47.4 where I think we could safely say that it definitely does not comply with the requirement that the **the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around ... the South Downs National Park, is not undermined**. Straight away here are 3 good local policies you can use to support your stance.

CHICHESTER LOCAL PLAN

Policy 47 - Supporting Guidance

Proposals affecting **designated** and undesignated **heritage assets and their settings** should demonstrate that they meet the following guidance:

- b. **The conservation of features and elements that contribute to the special interest of a heritage asset**
- c. **Appropriate use of the heritage asset that is compatible with the conservation of its significance**
- d. **The location, form, scale, massing, density, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic interest**

Another bulky text page I am afraid. If you continue digging within Policy 47 there is more, you can use. I have not mentioned all the relevant points by any means, but here are a few to consider. I think that I would be tempted to say that the proposals do not meet all 3 of these & particularly expand about how it fails to comply with d.

CHICHESTER LOCAL PLAN

The Environment

10.2 A theme running through the Local Plan is **the protection and enhancement of the area's historic environment**. There are many areas, buildings of special architectural and historic importance, scheduled sites ... which add significantly to the character and quality of the Plan area. **Historic parks and gardens are also an important part of the area's heritage**. Development is required to safeguard and enhance the special qualities of these important assets, wherever possible (see Policy 48).

At the risk of labouring the point, if you continue to go through the Local Plan with a toothcomb you may find more things that you can use to support your opinion. I am going to show just two more slides on the local plan. Here is the first, which I think is worth referring to in the letter, saying that the development proposals do not in our opinion safeguard and enhance the special qualities of the important heritage assets at Cowdray.

CHICHESTER LOCAL PLAN

Policy 48 - Natural Environment

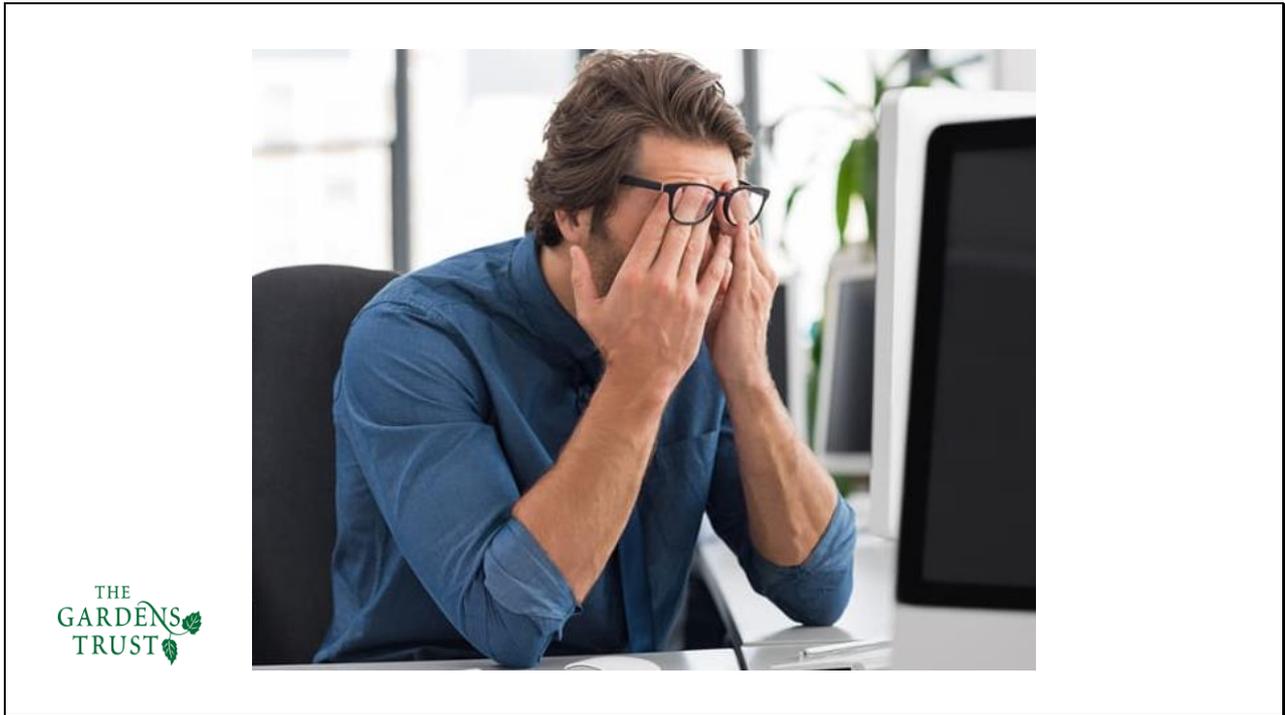
Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

1. **There is no adverse impact on:**
 - **The openness of the views in and around ... the setting of the South Downs National Park;** and
 - The tranquil and rural character of the area.
2. Development recognises distinctive local landscape character and sensitively contributes to its setting and quality;



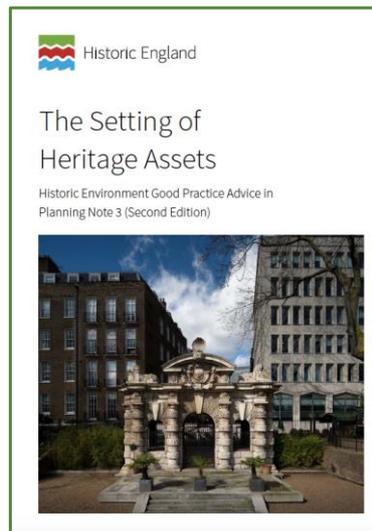
Natural environment This is the last Local Plan slide, I promise, but you can see why I thought it was worth including this as the proposals will certainly have an adverse impact on the openness of the views as per these paragraphs.

Unlike me, you will probably only be concerned with applications in your immediate area or county, so it may be helpful for you to download whatever local plans are appropriate for you and keep them to hand. If you familiarise yourself with the useful sections as a once off it will save hours going through the details every time you want to refer to them.



I know this is heavy going and rather dull, but the good news is that if you are almost asleep you can download this presentation later and have a look at the details another time. We are really getting towards the end now, and I have just one more suggestion of useful things to quote when responding to planning applications.

HISTORIC ENGLAND GOOD PRACTICE ADVICE NOTE



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I love this Good Practice Advice note from HE which was published on 2nd December 2017. It is not very long but there are quite a few useful paragraphs that I use again and again. It's a bit of a mouthful to abbreviate in a planning response but if you name it in full the first time use quote from it you can make up your own acronym when you mention it again within the body of your letter.

HISTORIC ENGLAND GOOD PRACTICE ADVICE NOTE

p2 : 'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance & the ability to appreciate it.'

p2 : 'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.'



Here are a couple good examples which I have quite often found useful. You can pop them in with a sentence along the lines of: 'your officers will be aware of HE's Good Practice Advice Note on setting which states on p2 etc. In our opinion, the applicant has failed to take note of this advice....' And clearly the second quote would be applicable as far as the site chosen for the proposed model farm is concerned so you could slip that in too for good measure.

There are lots more really terrific paragraphs that you can quote, relating to things like cumulative effects, or if the heritage asset has already been compromised in the past by unsympathetic development consideration needs to be given as to whether additional change will further detract from the significance. Neither of these would be particularly relevant here but good to know about as they often are. Another which fit into this category and which I use a lot, is that there does not need to be public access for significance to be affected. You may well find that applicants frequently say that as there is no public access it will not matter. It will!

I will leave you with two more you could bandy around for this application.

HISTORIC ENGLAND GOOD PRACTICE ADVICE NOTE

p5 'While many day-to-day cases will be concerned with development in the vicinity of an asset, development further afield may also affect significance, particularly where it is large-scale, prominent or intrusive.'

p11 'Consider the significance of the heritage asset itself and then establish the contribution made by its setting... Potential attributes of a setting that may help to elucidate its contribution to significance :

Surrounding landscape or townscape character
Views from, towards, through, across and including the asset
Visual dominance, prominence or role as focal point
Noise, vibration and other nuisances
Tranquillity, remoteness, 'wildness'
Busyness, bustle, movement and activity'



I think you could use both of these too: even though the development site is within the RPG it's actually quite some way away but it's certainly prominent and intrusive due to the topography. I also think that for good measure you could say that if the setting would be compromised by the model farm adversely affecting views from, across and through the RPG, it would change the landscape character, would be visually dominant, would have lots of bustle and busyness and so forth. That is quite a lot of useful stuff to throw at the applicant.

There are quite a few more little gems in the HE Setting Advice Note, so I really do urge you to download it and have it conveniently to hand to dip into when required.

CONCLUDING PARAGRAPH

'Whilst we are not adverse to the principle of the proposal in terms of its educational and community merit, we **OBJECT** to the application in terms of its detrimental effects upon open the 18th century parkland of the Cowdray RPG, which also forms an important part of the setting of the Cowdray House ruins which is a Scheduled Ancient Monument and Grade I building in its own right. The application has underplayed the negative effects upon this historic designed landscape and associated heritage assets, and in our opinion it would not be possible to mitigate the damage to the setting with additional planting. We would be delighted to come and talk to the Cowdray Estate to talk about other more acceptable alternatives.'

SENDING OFF THE RESPONSE

All that remains is to send off your response to the Case Officer John Saunders

Go back to main Chichester Council Planning page

Scroll down and there is a tab saying "Advice on How to Make a Planning Comment"

Click on it and this comes up :

"Once you have viewed an application, you can submit comments online by registering an account with the Public Access system and clicking on the 'make comment' button"

Alternatively you can email direct to the generic Chichester planning email which you can either find on the Casework Log or just ask us.

Their email address is : dcplanning@chichester.gov.uk



Mostly Alison puts the contact email address on the log together with the case officer's name. However, if you do not have that you can submit comments direct from the website. You can follow the tabs on the main planning page as per directed and will eventually be able to cut and paste your response onto their website. I always send it direct to the planning department by email, and if I have the case officer's email address send direct to them too. Press send and you're done! Congratulations.

Summary

Please don't forget to copy us into your response

Alison Allighan : conservation@thegardenstrust.org



My goodness that was quite a marathon wasn't it? I am sorry it all had to go into one overwhelming session but the recording will be available on the GT's website, so if you dozed off (and I wouldn't blame you) you can have a catch up. I am sure you will be able to feel proud of the amazing letter you just wrote and what we would be so grateful if you were able to send it to us to put onto our Casework Log.

As you are probably aware it's a unique resource containing the planning history of everything, we have ever been consulted on over the past 20 years or so. In a large part that is entirely down to the amazing efforts of all you wonderful CGT volunteers who are busy all-round the country writing responses and giving us the local lowdown on applications.



CONSIDER
YOURSELF
BUNCHED!

© Liz Earle Chelsea Flower Show 2019 I have said it before but will say it again. My job just would not be possible without all of you and everyone at the GT is enormously grateful for all you do.

Thank you. 😊