

# 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)



[www.highweald.org](http://www.highweald.org)

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

West Sussex County Council

11<sup>th</sup> February 2020

Emailed to [planning.applications@westsussex.gov.uk](mailto:planning.applications@westsussex.gov.uk)

Dear Mr Neave,

## **WSCC/004/20 Evergreen Farm, West Hoathly Road, East Grinstead**

Thank you for your consultation on the above application.

### Legal and Policy Background

It is the responsibility of the Local Planning Authority 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 172 requires great weight to be given to conserving and enhancing 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 scale and extent of development within these designated areas should be limited. In the event that the decision-maker concludes that development is 'major' in terms of its impact on the AONB, paragraph 172 of the NPPF states that planning permission should be refused for major developments in these designated areas except in exceptional circumstances. Footnote 55 says: "For the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined".

The [High Weald AONB Management Plan](#) has been adopted by all the relevant local authorities with land in the AONB as their policy for the management of the area and for the carrying out of their functions in relation to it, and is a material consideration for planning applications. The Management Plan defines the natural beauty of the AONB in its Statement of Significance and identifies the key landscape components of the High Weald. It then sets objectives for these components and identifies actions that could conserve and enhance the AONB. These should be used as a 'checklist' against which to assess the impact of proposals on AONB purposes. A template is provided in the [Legislation and Planning Advice Note](#).

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**  
One of the  
AONB Family

# 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)



[www.highweald.org](http://www.highweald.org)

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

## The Proposal

The proposal is to raise the levels of the site to provide a better cap to the historic landfill operations on this site and solve issues with uneven settlement, protruding rubbish, leachate and landfill gas.

The main AONB landscape components present in the vicinity of this site are Rockingshill Wood to the east, which is Ancient Woodland, and the track to the south, which is a historic routeway. Objectives W1 and R1 of the High Weald AONB Management Plan are relevant.

In the event that the Local Planning Authority considers that the development is acceptable in principle, it is recommended that the following detailed requirements are met:

- Drainage proposals should avoid adversely impacting the quantity and quality of water entering the Ancient Woodland as this could affect the ecology of this important habitat (Management Plan objectives G1 and W2).
- The woodland planting proposals should use native, locally sourced species, and/or allow the natural regeneration of species from the adjacent Ancient Woodland to support local wildlife and avoid contamination by invasive non-native species or plant diseases (Management Plan objective W2). Appropriate ongoing management of this new woodland should be secured by condition or legal agreement.
- The meadow should be planted using High Weald provenance seed and the appropriate ongoing management of the grassland should be secured by condition or legal agreement. This should include details of how the proposed management methods will cope with the proposed slope of the land.

The above 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.

Yours sincerely,

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

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**  
One of the  
AONB Family

# 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)



[www.highweald.org](http://www.highweald.org)

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

## Background Information about the High Weald 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 High Weald AONB Joint Advisory Committee is a partnership established in 1989 of 15 local authorities, Defra, Natural England and organisations representing farming, woodland, access and community interests. The JAC is responsible for publishing and monitoring the statutory AONB Management Plan. The JAC is supported by a small, dedicated staff team, the High Weald AONB Unit, which provides 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 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'.

- 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



The High Weald Joint Advisory Committee is a partnership between: East Sussex, West Sussex, Kent and Surrey County Councils; Horsham, Mid Sussex, Tandridge, Sevenoaks, Wealden and Rother District Councils; Tunbridge Wells, Hastings, Ashford, Crawley, and Tonbridge & Malling Borough Councils; Defra; and organisations representing farming, forestry, community, business and recreation interests.



