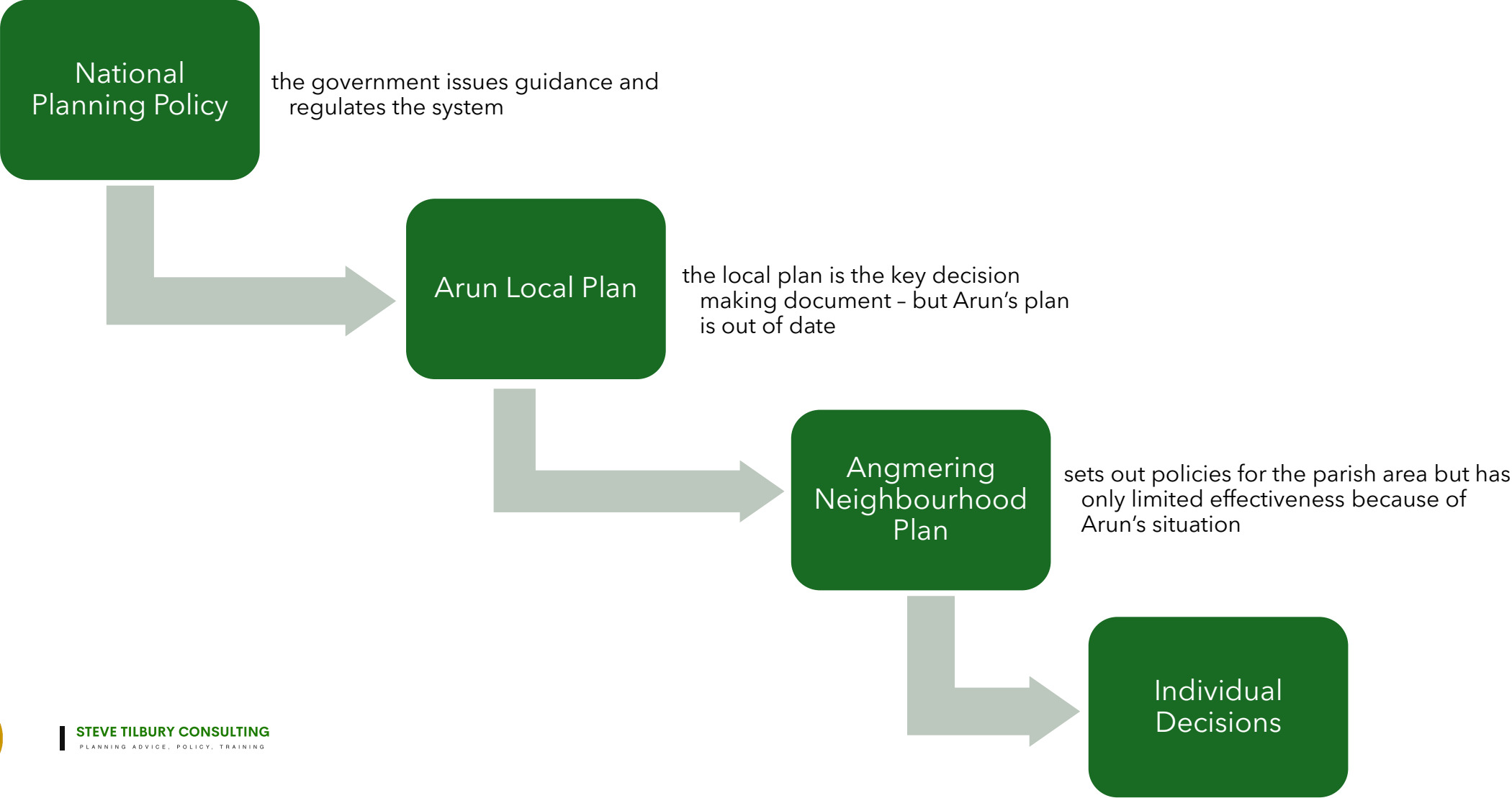


The 'plan based system' for making planning decisions



The application

- an outline application contains only enough detail to establish the principle of development
- if the outline is approved then development can happen
- 'reserved matters' applications have to be made to obtain approval for detailed matters not included at outline stage
- these can still be refused if those details are unsatisfactory
- if an application is refused an appeal can be made to have the decision reconsidered



The decision makers



Planning
Inspectorate



Consultees

- Arun officers – specific issues
- the parish council
- West Sussex County Council
 - highway authority
 - local lead flood authority
 - rights of way
- government agencies – Environment Agency, Natural England etc.
- South Downs National Park

expert, influential – but not infallible



The Planning Balance

Decisions are made in accordance with

- **the policies in a plan**
- **any 'material considerations' which are relevant to the proposed development**

Adverse impact or harm from the proposal is weighed against the benefits

Only certain things can be taken into account - it is a judgement for the decision maker how important they are



There is a problem in Arun though.....

- Arun cannot demonstrate that it will be able to build enough houses over the next 5 years
- government policy means the planning balance is 'tilted' towards approving the application
- it needs very strong evidence of harm to move the balance the other way



Effective Representations - Do's

1

relate your comments to a policy in the Local Plan or the Neighbourhood Plan

2

identify other matters which are relevant to the application you believe should be considered – explain why

3

clearly identify the impact and the harm or the benefit you anticipate

4

comment on the accuracy or justification for statements the applicant has made

5

be specific and draw on your local knowledge and experience



Effective Representations - Don'ts

1

rewrite the planning system

2

waste time on issues which cannot be taken into account

3

make generalized comments for which there is little or no evidence

4

make hyperbolic claims – they undermine your credibility

5

write exactly the same thing as someone else

6

include personal attacks on the applicant or the decision makers

7

forget that you're trying to influence someone with experience and a professional duty



What happens next and what can you do?

- some consultees will take a while to respond
- follow their responses on the Arun planning website
- there may be a dialogue between the applicant, the case officer and consultees
- you can make further comments
- case officer evaluates and weighs up what they have to say
- report is written up with a recommendation - probably considered by the planning committee
- deputations can be made to make a particular case

