Sites and Boundaries
Issues and Options Consultation Document
November 2012

Section 19 - Guide to Making Comments
We are keen to hear your views about potential sites for allocation. Any objections or support must, however, be rational and impersonal and must consider the planning issues that may be raised by the site’s allocation.

**What issues can be considered?**

- Conflict with national or local Planning Policy;
- Overshadowing, overlooking or loss of privacy;
- Traffic generation, access, road safety and parking provision;
- Loss of trees or hedgerows;
- Loss of ecological habitats or landscapes;
- Design, appearance, layout, density and mass of buildings;
- Impact on listed buildings and/or Conservation Areas;
- Compatibility of the site and its proposed use(s) with existing neighbouring land uses;
- Inadequate infrastructure to support the development;
- Impact on public visual amenity;
- Flood risk.

**What issues cannot normally be considered?**

- Loss of value to your property;
- Loss of a view;
- The applicant’s or landowner’s personal conduct or history;
- The age, health, status, background, work patterns of the objector or applicant;
- Impact on private rights to light;
- Impact on private rights of way;
- Capacity of private drains;
- Disruption during any construction phase;
- Loss of trade or introduction of competitors;
- Time taken to do the work;

The above lists are not exhaustive, but are meant as a guide to help you when preparing your representations.

**If enough people object, will the site no longer be considered?**

No, not necessarily. Decisions can only be made in relation to valid planning reasons. The number of objectors may indicate the strength of local feeling, but that in itself may not be sufficient to result in a site being rejected. A single objection based on relevant planning matters can be effective, whereas a hundred irrelevant objections may carry no weight at all.

However where a number of sites in an area all have similar attributes but only one or two are needed, considerable weight will be given to local views as to which are the most appropriate sites for allocation.

**Will my comments be confidential?**

No. All comments received will be publicly available. Those received at the final consultation stage will be forwarded directly to the Planning Inspector responsible for examining the finished document.