

PLANNING FOR OBJECTIONS

The following is a guide to making planning objections for those who have little or no experience of doing so.

Introduction and background

At the time of writing, November 2020, the Government is still insisting on the building of 300,000 houses each year with little thought to location, damage to the environment, loss of wildlife, lack of supporting infrastructure, all despite assurances to the contrary.

Our Local Authority, Chichester District Council, no longer has an approved Local Plan and is unlikely to have one until late spring 2022 at the earliest. CDC does have an 'Interim Housing Policy Statement' but this has not been approved by Government and is therefore open to challenge by Developers. Some Parish Councils have a current Neighbourhood Plan but without the support of an approved Local Plan may have limited powers.

At present the main document that residents can refer to is the Government's 'National Planning Policy Framework' and further information is provided below. This all makes the submission of valid comments and objections ever more important.

Chichester District Council (CDC)

To view a planning application, go to:

<https://www.chichester.gov.uk/article/24069/Planning-applications>

For guidance on how to make comments and objections on planning applications go to: <https://www.chichester.gov.uk/planningadvice>

Advice on how to make a comment, lists issues that can be used when writing comments and objections e.g.

- Is the proposed use suitable for the area?
- Will there be any increase in noise and disturbance, for example from extra traffic?
- Is there any visual affect upon the landscape, for example loss of trees and hedgerows?
- The advice also lists issues that cannot be included e.g. loss of view, loss of property value.

You can also sign up to: 'receive email alerts on planning applications in your area'. <https://www.chichester.gov.uk/viewplanningapplications> This is now quite important because the Government and Local Authorities are trying to reduce the means of notifying residents of applications.

The National Planning Policy Framework (NPPF) (ISBN: 978-1-4098-5302-2)

This is a foundation document and if you are keen to understand more about planning policies then this is worth a read (it can be obtained from the TSO, The Stationery Office, at www.tsoshop.co.uk)

As an example, Clause 127, 'Planning policies and decisions should ensure that developments: are visually attractive; are sympathetic to local character and history; establish or maintain a strong sense of place'.

General advice

Objections should be about non-strategic matters. Strategic matters are major policy matters that should be addressed by CDC e.g. sewage treatment plants. However, if you become aware of a strategic policy that does not appear to be being applied then this can be raised.

Do not use a standard letter, it is better to write as an individual and use your own words. Do not organise a petition, it will not carry any more weight.

For more detailed advice have a read of Martin H Goodall 'How To Object' that can be found on the net.

<https://planninglawblog.blogspot.com/p/how-to-object.html>

If you find any 'nuggets' of information please let us know and we will include these to benefit all.

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On behalf of Save Our South Coast Alliance (contact@sosca.org.uk)