

WHAT ARE PLANNING MATTERS?

We want to ensure that all comments focus on planning issues and can help the Council reach informed decisions. The following note offers guidance on matters that we will take into account and matters we cannot.

Valid Planning Considerations

- conflict with planning policy: e.g. Green Belt
- effect on the landscape, hedgerows and trees
- effect on important environmental areas, such as wildlife sites or ancient monuments
- flood risk, drainage effects
- contamination/pollution issues
- traffic generation, access, road safety
- availability of infrastructure – e.g. roads, schools
- loss of current land use
- there are competing land uses for the site
- there are more appropriate locations (in the borough)

Matters which are not Planning Considerations

- the intended user of the development – it is the use of the site in planning terms not assumptions made about the future behaviour of the intended occupants that is important
- devaluation of property
- ownership
- whether the intended user is liked/disliked, trusted/not trusted

It is important that responses are written carefully and with respect for the subject and all people concerned. Offensiveness to any racial group should, for example, be avoided. We cannot publish or take into account any comment whose content is unlawful by virtue of its racial content.

You should be aware that all comments accepted by the Council during a public consultation will be published and cannot remain confidential.