

NEIGHBOURHOOD PLANNING

GUIDANCE FOR COMMENTING ON PROPOSED SITES



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Guide to commenting on land identified in a Neighbourhood Plan Site Allocations process

It is important for the relevant Neighbourhood Plan Group to hear your views about potential sites for allocation in a Neighbourhood Plan. 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 for development.

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 significant trees or important hedgerows;
- Loss of designated or locally valued ecological habitats/ landscapes;
- If illustrated; the design, appearance, layout, density and mass of buildings;
- Impact on heritage assets, including; 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, including public views that contribute towards local character;
- Flood risk and surface water flooding.

What issues cannot normally be considered?

- Loss of value to your property;
- Loss of a private view;
- Individuals income;
- 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.

Where there are a number of sites in an area with similar attributes and 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 examiner responsible for examining the finished document prior to its public referendum.