

Effective Ways to Object To Planning Applications

The Importance of Referencing Policy

The Planning Committee do not consider “emotion” in respect to objections, they are not interested in comments and objections that suggest personal or general views.

They usually only refer to the Approved Local Plan Policy, and to the National Planning Policy Framework (NPPF). However because FBC “FAILED” to agree its 5 Year Housing Supply (5YHS) What is known as the “local plan” is considered to be “out of date” and essentially all it’s policy protections for instance “Greenfield” and Defined Urban Settlement Boundaries have now been set aside.

Now they have to apply the “Tilted Balance” essentially this is a strong bias towards the “presumption in favour of sustainable development”

The Government advises local planning authorities to approve any planning unless there is an overwhelming reason not to. (They did refuse one successfully recently because there were just too many TPO's in place)

FBC’s Policy includes a document referred to as the DSP40 (Development Sites and Policies 40 which has 5 parts) This sets out guidelines for approving building on greenfield land and which is outside of “defined urban settlement boundaries” because FBC failed to get their 5YHS right.

The balance is therefore “tilted in favour of approval”

To get a new site refused a planning authority requires the objections to overwhelm the “presumption in favour of sustainable development”

Councillors see the tilted balance as “subjective” there is no science, so the planning department “advise” Planning Committees’ what they believe, and in all our cases, have told them they “CAN’T WIN” any appeal, and so to approve sites for development.

FBC consider roads to be a matter for Hampshire County Council and their responsibility to make recommendations as the sites are approved, and therefore not considered adequate reasons for refusal.

FBC consider health and doctors as a matter for the CCG (Clinical Commissioning Group) and again their responsibility to recommend and implement improvements, as above these are not considered to carry enough weight to tilt the balance in favour of refusal.

A similar approach is applied with schools.

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