

# Advice For Commenting On A Planning Application

The Association regularly reviews planning applications and, based upon the opinion of the committee, will object if they feel it is detrimental to Freshwater. Unfortunately there are only 21 days in which to decide action and this is obviously too short a time to consult the membership.

Every planning application is considered and determined having regard to the Development Plan and any other material considerations. The development Plan includes National and Regional Planning Guidance, the Unitary Development Plan (UDP), Local Plans and any supplementary planning guidance.

You may have a social, political, environmental or purely personal concern about a particular development proposal, but to be effective any objection or supporting statements must focus on the “planning merits” of the case. These would include the relevant planning policies applicable to the property and area concerned, as well as consideration of such matters as the impact of the scheme upon the local environment, highways issues, nature conservation, flood risk and many more detailed issues.

When the Association comments on a planning application, even though we are representing almost 200 members, it only counts as one comment. It is therefore important that as many of you as possible make your comments as well.

Planning Applications are listed in the County Press or they can be viewed on the Isle of Wight Council’s website. There is also a facility on the website to comment online. When making an objection please remember only “material considerations” can be taken into account. Some examples of valid objections follow:

- Loss of privacy
- Visual amenity
- Traffic generation
- Effect on conservation area
- Layout and density of building
- Design, appearance and materials
- Road access
- Previous planning decisions
- Nature conservation
- Archaeology

The above list is not exhaustive and many other valid objections exist. If you are aware of a proposed development conflicting with any aspect of Council policy, or you have specific knowledge about the development site, e.g. land contamination, then it is also worth mentioning that.

There follows some examples of comments **NOT** considered to be valid:

- Perceived loss of property value
- Loss of a view
- Impact of construction work

Again the above list is not exhaustive but are points that many see, quite rightly in my view, as valid objections to a planning application.

Send your letters of objection or support to:

Planning Dept., Seaclose Offices  
Fairlee Road, Newport PO30 2QS

Be brief and to the point and always include the relevant planning application number.

Freshwater Parish Council's planning committee meets at 6:45pm on the first and third Tuesday of each month at the Tennyson Suite in the Memorial Hall.

Totland Parish Council meets at 7:30pm on the second Wednesday of each month, except August, at their Council Chambers in The Broadway.

Yarmouth Town Council meets at 7:30pm on the first Tuesday of each month, except August, in the Town Hall, Yarmouth.