

SAMPLE RESIDENT PLANNING OBJECTION

# Planning Objection

Illustrative example. Application reference, location, authority names and identifying case details have been removed.

|                                |            |
|--------------------------------|------------|
| Planning Application Reference | [REDACTED] |
| Site                           | [REDACTED] |
| Local Planning Authority       | [REDACTED] |

Dear Planning Officer,

I am writing to object to the planning application for the proposed development at the above site.

I recognise that the application is supported by a substantial amount of technical information and that the proposal includes potential benefits such as affordable housing, open space, new landscaping, low-carbon measures and Biodiversity Net Gain.

However, this is a substantial residential development on the edge of an existing settlement. Having considered the information submitted with the application, I remain concerned that a number of important planning issues have not yet been sufficiently resolved.

My objection is based on the following matters.

## 1. Scale, landscape change and local character

The proposal would replace land currently characterised largely by agricultural fields, hedgerows and the transition between the settlement and the surrounding countryside with a major new residential development.

This would not be a modest infill scheme. It would introduce a substantial new neighbourhood including multi-storey buildings, new roads, parking, lighting, drainage infrastructure and other urbanising features.

I appreciate that landscaping, green corridors and new planting are proposed. However, I do not believe the submitted information yet makes sufficiently clear what the full scale of this change would look like or how it would be experienced from nearby roads, public rights of way and the wider rural edge.

In particular, I believe greater clarity is needed regarding:

- the distribution of building heights across the site;
- the relationship between proposed dwellings and existing homes;
- how effective the proposed landscape buffers would be, particularly during their early years;
- verified views or photomontages from sensitive local viewpoints; and
- the cumulative effect of replacing an open agricultural edge with a large built residential development.

My concern is therefore not simply that the site would change, but that the application does not yet appear to provide enough visual and contextual evidence to properly understand the extent and effect of that change.

## **2. Highways, traffic and road safety**

Traffic and highway impact are among my main concerns.

The development would introduce a substantial number of new homes with vehicular access onto the surrounding road network. I understand that the application includes a Transport Assessment, Travel Plan and proposed access and parking arrangements.

However, for a development of this size, I believe the likely real-world effect on the surrounding road network needs to be particularly clear.

Before the application is determined, I would ask the Council and Highway Authority to be satisfied that there is robust evidence covering:

- daily vehicle movements generated by the development;
- AM and PM peak-hour traffic;
- junction capacity;
- likely queue lengths and delays;
- highway safety;
- pedestrian and cycle safety;
- any mitigation required to make the development acceptable; and
- how the Travel Plan would be monitored and enforced.

My objection is not simply that the development would create additional traffic. A scheme of this scale will inevitably generate additional vehicle movements. My concern is whether the submitted evidence adequately demonstrates that those movements can be accommodated safely and without unacceptable cumulative effects on the local road network.

## **3. Drainage, surface water and foul water**

I note that the application proposes a sustainable drainage strategy incorporating measures intended to manage surface water.

Those measures appear positive in principle, but I am concerned about whether the drainage arrangements have been sufficiently demonstrated to be deliverable and reliable in practice.

The submitted information also identifies matters requiring clarification in relation to foul-water connections and existing infrastructure.

For a development of this size, I believe matters such as levels, capacity and connection arrangements should be clearly established before permission is granted.

I would also ask that the Council is satisfied that there is adequate evidence regarding:

- appropriate infiltration testing across the site;
- infiltration rates and test locations;
- drainage arrangements during different phases of construction;
- exceedance routes during extreme rainfall;
- long-term maintenance and adoption of sustainable drainage features; and

- confirmation from the appropriate drainage bodies that the proposed arrangements are acceptable and deliverable.

My concern is that a drainage strategy may appear workable in principle but could create problems later if ground conditions, network capacity or maintenance responsibilities are not properly established at the application stage.

## **4. Biodiversity Net Gain and ecological delivery**

I recognise that the application includes a Biodiversity Net Gain assessment reporting an overall positive result.

I therefore do not suggest that Biodiversity Net Gain has been ignored.

My concern is that the submitted documents appear to contain differing headline figures. I believe these should be reconciled so that residents, consultees and the decision-maker can clearly understand the biodiversity outcome being relied upon.

I would also welcome clarification regarding:

- whether all relevant habitat types have been included;
- how the proposed habitats will be created and maintained;
- who will be responsible for their long-term management;
- how the Habitat Management and Monitoring Plan will be secured; and
- whether the stated BNG outcome could change if the layout, phasing or management proposals are altered.

I would also ask that Biodiversity Net Gain is considered separately from wider ecological effects. A positive BNG calculation does not necessarily resolve other potential issues such as protected species, designated ecological sites, lighting, hydrology, construction effects or recreational pressure.

## **5. Heritage and archaeology**

The submitted documents identify nearby designated heritage assets and potential archaeological considerations.

I am concerned that the information submitted does not yet make sufficiently clear how the scale, layout and massing of the development would affect the setting of nearby heritage assets.

I believe further consideration should be given to:

- verified views between the development and nearby heritage assets;
- the relationship between proposed building heights and sensitive heritage locations;
- the effectiveness of landscape buffers in protecting heritage setting;
- whether alternative layouts could reduce potential heritage impacts; and
- the scope and timing of archaeological investigation.

Where archaeological findings could potentially influence the layout, design, phasing or mitigation of the development, I believe the decision-maker should have sufficient information available before the application is determined.

## **6. Residential amenity and construction impacts**

The application refers to matters such as garden lengths, landscape buffers and general layout principles.

However, given the scale of the development, I believe further detail is needed to properly understand its effect on existing residents.

In particular, I would ask the Council to consider:

- separation distances between existing and proposed homes;
- the location of taller buildings in relation to existing properties;
- potential overlooking and window-to-window relationships;
- sunlight and daylight effects where relevant;
- construction traffic routes;
- working hours;
- dust, noise and vibration controls;
- arrangements for communicating with affected residents; and
- the likely duration and phasing of construction.

A development of this scale is likely to be constructed over a considerable period. The impact of construction on neighbouring residents therefore needs to be properly understood and controlled.

## Conclusion

For the reasons above, I object to the application as currently submitted.

My principal concerns relate to:

- the scale of the development and its effect on local character;
- highway capacity, road safety and traffic;
- surface water and foul drainage;
- the clarity and long-term delivery of Biodiversity Net Gain;
- heritage setting and archaeology; and
- residential amenity and construction impacts.

I would ask the Local Planning Authority to consider whether the evidence currently submitted is sufficient to demonstrate that these issues can be satisfactorily addressed.

If these matters cannot be adequately resolved, I would ask that planning permission be refused.

If the Council is nevertheless minded to approve the application, I would ask that appropriate conditions and, where necessary, legal obligations are used to secure highway mitigation, drainage arrangements, long-term sustainable drainage maintenance, biodiversity management and monitoring, protection of heritage and archaeology, construction controls and protection of neighbouring residential amenity.

Yours faithfully,

**Local Resident**

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*This is an illustrative sample showing the style of a resident representation. The underlying application details have been redacted and certain identifying facts have been generalised.*