

# Barnfield Development Action Group

## Key Planning Objections as at Sept 2012 (REF: Planning Aid)

Issues that **may be** relevant to the decision and it is worth noting that generally greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.

If an identified problem can be dealt with by means of a suitable condition then the Local Planning Authority is required to consider this rather than by issuing a refusal.

- Local, strategic, national planning policies and policies in the Development Plan
- Pre-application planning consultation
- Government & Planning Inspectorate requirements
- Overshadowing/loss of outlook/loss of privacy to the detriment of residential amenity (though not loss of view as such)
- Highway Issues - traffic generation, vehicular access, highway safety
- Noise or disturbance resulting from use, proposed hours of operation
- Smells and fumes
- Capacity of physical infrastructure e.g. in public drainage or water systems
- Deficiencies in social facilities
- Loss or effect on trees
- Adverse impact on nature conservation interests & biodiversity opportunities
- Incompatible or unacceptable uses
- Layout and density of building design and visual appearance
- Inadequate or inappropriate landscaping or means of enclosure

Issues that **may not be** relevant to the decision include:

- Private issues between neighbours
- Problems arising from the construction period of nay works
- Opposition to the principle of the development
- Loss of property value and/or view