



## Advice on Planning Considerations

We want to ensure that all representations focus on planning issues and can help the Council and the Planning Inspector (who will conduct an examination into the Core Strategy) reach informed decisions. The following note offers guidance on matters that are relevant and matters that are not.

It is important that responses are written carefully and with respect for the subject and all people concerned. This means you should:

- concentrate on the planning issues; and
- avoid any form of offensiveness to a particular racial or ethnic group.

In order to help you comment, the boxes below provide some guidance on what constitutes valid planning considerations and what does not.

### Examples of valid planning considerations

- conflict with national planning policy, e.g. on the Green Belt
- affect on the landscape, hedgerows and trees
- affect on important environmental areas, such as wildlife sites or ancient monument
- flood risk, drainage effects
- contamination / pollution issues
- traffic generation, access and road safety
- availability of infrastructure e.g. roads and schools
- loss of current land use
- there are competing land uses for the site
- there are more appropriate locations (in the borough)

### Matters which are not planning considerations

- the intended user of the development (it is the use of the site in planning terms not the assumptions made about the future behaviour of the intended occupants that is important)
- devaluation of property
- ownership

### **Avoiding offence to any racial group**

Representations should not:

- be abusive, insulting, stereotyping or threatening;
- seek to apply pressure to discriminate against racial groups; or
- seek to incite hatred or contempt.

Where a representation is racist and contains no material planning considerations, the Council will write to the respondent explaining that it is unlawful and cannot be considered or disclosed.

If the representation is racist, but also contains material planning considerations, the Council will write to the respondent, explaining that only those valid planning matters will be considered or disclosed.

**Please remember that all representations that are appropriately made will be publicly available. They will be submitted to the Secretary of State for the Environment to allow for examination by an independent Inspector.**