

ADVICE ON OBJECTING TO, OR SUPPORTING, PLANNING APPLICATIONS

It is very important that you make comment on an application you either wholeheartedly support or to which you really do object: be assured, your voice is listened to. In fact, not only is it listened to, your support or objection really does influence the Planning Officer and/or the Planning Inspector's decision, when he/she is determining an application.

Many an Appeal has been determined with the Planning Inspector commenting that "there were no local objections", therefore assuming that all local residents must be happy with the application. That will continue to be the Planning Inspector's assumption and will remain so, unless you voice your opinion!

New Planning Applications for both Chichester District Council (CDC) and The South Downs National Park (SDNP) are published every week - usually on a Wednesday. The lists are shown on the relevant website: CDC or SDNP and on the Funtington Parish Council website.

Anyone can look at these Applications and open up the relevant file. Each file contains the application, drawings, location plan, additional statements and information. You will also find all target dates, including the closing date for objections and contact details for the Case Officer. All letters/emails of support, comments or objections are added to the file as they are received by the relevant Local Authority.

You can refine your search by putting in the name of the Parish (Funtington), the application date or the week number - at 17/4/20 we were at Week 16. Once you have opened an application you can then make a comment, write a letter of support or submit an objection - by simply hitting the 'comment tab' and following the instructions. It's really easy, please do not be daunted by the fact that you are entering an 'official', governmental website.

PLEASE NOTE: any objection will only be taken into consideration if it meets appropriate planning criteria.

The following are some, but not all, of the grounds for objection:

- overlooking issues/lack of privacy;
- overcrowding, density, over-development;
- light pollution in a designated 'dark' area;
- disturbance/damage to wildlife and its habitat/biodiversity not safeguarded;
- if it would cause flooding elsewhere;
- if the landscape and rural character would be harmed/impacted upon by the development;
- poor design or scale and does not respect the landscape character or its surroundings;
- if it would damage the historical interest of the asset or its setting or cause damage to the fabric or character of a traditional building or heritage asset: whether designated or not;
- if it would have an impact on the amenities of nearby residents / the character and appearance of the locality;
- if it is not sustainable; and
- for larger developments: it does not improve the health and wellbeing of the local and wider community, improve the existing green infrastructure, ecology and biodiversity or its restoration and/or enhance or create additional habitat and habitat networks

Within the SDNP objections can also be made if the proposed development:

- would have an adverse impact on the openness of the view or on the tranquillity and rural character within the SDNP;
- if it does not respect, through detailed design, the landscape character of the surrounding area, site and public amenity; and
- if the individual identity of the settlements, actual or perceived, is not maintained and the integrity of the predominantly open and undeveloped land between settlements is undermined.

Loss of value of your property, just not liking the development or because you don't understand what is being proposed are not valid reasons for objection and will not be supported by the Case Officer handling the application.

As a Parish Council we positively encourage you to have your say, positive or negative on applications that may affect you or the area in which you live. **Remember:** once an application has been granted, there is little you can do to overturn that decision. Don't think *'I'm sure that someone else has objected, so I won't bother'*

The Parish Council has started to hold regular Planning Committee Meetings, when all new applications will be discussed and applicants and those affected by the application will be invited to speak. Of course, all parishioners will be invited to join the meeting, but may not necessarily be permitted to speak. The meetings will be held as virtual meetings and will be advertised on the Funtington Parish Council website and through as many other avenues as possible, to ensure you are aware of the arrangements.

Please be assured, Funtington Parish Council's Planning Committee is always happy to discuss applications with parishioners and to help anyone who is unsure about how the planning system works. If you need help, or wish to discuss any applications please contact Councillor Jean Simmonds (jean.simmonds@funtingtonpc.org) Chair of the Planning Committee.