

Resident Objection Letter Examples for Application 26 1476 FH

For residents objecting to the proposed development on land north of Cockreed Lane New Romney

How to use these examples

Choose the example closest to your own concern, change it into your own words and add what you personally know. Individual letters are more persuasive when they describe different experiences and evidence rather than repeating an identical template. Be truthful, polite and specific. Give your address if the council's form asks for it, but do not include private medical details unless they are essential.

- Always quote application 26/1476/FH and state clearly that you object.
- Explain how you know the area: resident, road user, parent, patient, walker, farmer, business owner or other connection.
- Use dates, locations, photographs or short factual examples where possible.
- Focus on planning issues such as highway safety, flood risk, infrastructure capacity, agricultural land, landscape, ecology and development-plan policy.
- Do not rely on loss of a private view, effect on house prices, dislike of the developer or disruption during construction alone; these carry little or no planning weight.
- Only include the sections that genuinely apply to you.

Example 1 Short general objection

Dear Planning Officer,

I object to application 26/1476/FH for up to 110 dwellings on land north of Cockreed Lane. This is a substantial greenfield extension beyond the housing growth already delivered around Cockreed Lane and Rolfe Lane. The adopted Places and Policies Local Plan said that further extension beyond the planned site was not envisaged in that plan period. The applicant and council should show clearly what has materially changed and why this unallocated site is now justified.

I am also concerned that the proposal has not yet been shown to be acceptable when the cumulative effects on roads, flood risk, drainage, schools, health services, water, wastewater, agricultural land, landscape and wildlife are taken into account. Proximity to facilities does not prove that they have spare capacity.

I ask the council to refuse the application. If it is not refused, it should not be determined until the missing capacity and cumulative-impact evidence has been published and residents have been allowed to comment on it.

Yours faithfully,

[Name]

[Address or postcode]

Example 2 Highways access and road safety

Dear Planning Officer,

I object to application 26/1476/FH. Access is the only detailed matter for approval at this outline stage, so its safety and suitability must be resolved now rather than left until later.

I regularly use [name the road, junction, footway or crossing] at approximately [times/days]. My experience is that [describe congestion, speeds, restricted visibility, walkers, school traffic, cyclists, large vehicles or near misses]. A further 110 dwellings would add traffic to a network already serving completed and committed development.

The transport assessment should use recent observed data and test the cumulative effect at Cockreed Lane, St Mary's Road, Ashford Road and relevant town-centre junctions. It should also show safe walking and cycling routes, realistic public-transport options and safe arrangements for emergency and construction vehicles. Unless the highway authority is satisfied on robust evidence, I ask that permission be refused.

Yours faithfully,
[Name]
[Address or postcode]

Example 3 Flooding drainage and utilities

Dear Planning Officer,

I object to application 26/1476/FH because the council must be satisfied that flood risk can first be avoided and then safely managed over the lifetime of the development. Public mapping identifies the site in Flood Zone 3, making the Sequential Test and complete evidence on all sources of flooding particularly important.

My local evidence is: [give dates and exact locations of standing water, blocked drainage, high groundwater, flooded roads, sewage problems or photographs]. The assessment should cover climate change, safe access and escape, failure of defences, groundwater, surface water, land raising, exceedance flows and long-term maintenance. It must also consider other development already built or committed.

The council should obtain written confirmation that foul-water and potable-water systems have capacity and that any reinforcement will be delivered before occupation. I ask that the application be refused if the Sequential Test or infrastructure evidence is not satisfied.

Yours faithfully,
[Name]
[Address or postcode]

Example 4 Agricultural land landscape and brownfield priority

Dear Planning Officer,

I object to application 26/1476/FH because it would permanently replace open agricultural land with a further urban extension. The council should require a detailed site-specific agricultural land classification and should assess the loss of productive land, not rely only on broad historic mapping.

The proposal would also alter the open character of the Marsh and extend the settlement edge north of Cockreed Lane. My experience of the site and public views is: [identify the footpath, road or viewpoint and describe the present open character]. Landscaping cannot reverse the permanent loss of countryside.

National policy gives substantial weight to suitable brownfield development. The council should publish a transparent assessment of suitable previously developed alternatives and explain why this unallocated greenfield site is justified. I ask that the application be refused.

Yours faithfully,
[Name]
[Address or postcode]

Example 5 Schools health services and previous mitigation

Dear Planning Officer,

I object to application 26/1476/FH because local infrastructure capacity has not been demonstrated. The earlier Y15/0164/SH development required an original Section 106 package of £682,997.50, recorded after indexation as £716,223.92 paid. That included education, healthcare, highways, travel, open-space, social-care, library and community contributions.

Those figures show the scale of mitigation previously considered necessary, but payment does not prove that spare capacity remains. My recent experience of [school, surgery, road, bus or service] is: [give a factual example, dates or waiting/capacity information if known].

Before approving another 110 homes, the council should publish an audit showing what was promised, paid, spent and physically delivered, and what capacity remains after earlier housing has been occupied. New mitigation must deliver usable capacity when it is needed, not simply collect money. I ask that permission be refused unless this is demonstrated.

Yours faithfully,

[Name]

[Address or postcode]

Example 6 Wildlife biodiversity and public footpaths

Dear Planning Officer,

I object to application 26/1476/FH because the ecological and recreational effects require full assessment before outline permission is granted. I use or observe the site from [location/path] and have recorded [species, habitat, date, time and photograph or recording if available].

The council should ensure that surveys are complete, seasonally valid and assessed by a qualified ecological adviser. The mitigation hierarchy requires harm to be avoided before compensation is considered.

Biodiversity net gain should not be treated as permission to disregard existing habitat, ecological connections or protected and priority species. Any gain must be additional, measurable, secured and managed for the required period.

The nearby public footpath and its setting should also be protected, with safe access and no unassessed urbanising effect. I ask that permission be refused if the surveys, avoidance measures or long-term delivery are inadequate.

Yours faithfully,

[Name]

[Address or postcode]

Optional paragraph about the earlier plan position

The adopted Places and Policies Local Plan explains that previous allocations were intended to round off New Romney's strategic expansion and states: "It is not envisaged that there will be a further requirement to extend beyond this site in this plan period." The council should explain what has materially changed and why a further unallocated extension is now acceptable.

Optional paragraph about the recalled 2030 document

Residents recall an earlier document or letter indicating that land across Cockreed Lane would not be developed until after 2030. I understand that its exact wording and status have not yet been verified, so I do

not rely on it as an established promise. I ask the council to search for and disclose any relevant record and, in all events, to address the adopted-plan statement that further extension was not envisaged in the plan period.

Personal evidence checklist

Add if relevant	Your information
Exact road, junction, path or viewpoint	_____
Dates and times observed	_____
Flooding, standing water or drainage location	_____
Wildlife species and date recorded	_____
School, surgery, bus or service experience	_____
Photograph, video or document attached	_____

These examples are guidance, not legal advice. Residents should check the council's application page for the current deadline and any newly published documents before submitting.