

Objecting to a Planning Application

A Guide for Residents of Condover Parish

Make your voice heard — the right way.

Why Object?

Planning applications can affect your home, your street, or the wider community. If you believe a proposal is unsuitable, you have the right to object — but objections must be based on **valid planning reasons** to be considered.

The National Planning Policy Framework (NPPF) encourages **sustainable development** that balances economic, social, and environmental objectives. Your objection carries more weight when it refers to these principles and aligns with **material planning considerations**.

Valid Grounds for Objection

These are planning-based reasons that the Local Planning Authority (LPA) must consider:

- **Loss of privacy or light**
Overlooking windows or overshadowing structures may breach NPPF Section 12 on achieving well-designed places.
- **Noise, traffic, or access issues**
Increased congestion or unsafe access can conflict with NPPF Section 9 on promoting sustainable transport and Section 8 on healthy and safe communities.
- **Out of character with the area**
Design, scale, or materials that clash with surroundings may violate NPPF Section 12's emphasis on local character and visual amenity.
- **Environmental concerns**
Impact on wildlife, trees, drainage, or flood risk relates to NPPF Section 15 on conserving and enhancing the natural environment.

- **Heritage or conservation impact**
Harm to listed buildings or conservation areas is covered under NPPF Section 16 on conserving and enhancing the historic environment.
- **Policy conflict**
Breaches of local or national planning policies — including neighbourhood plans — are material considerations under NPPF Section 2 and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- **Unsustainable location**
If the site is poorly located in terms of access to services, infrastructure, or transport, this may conflict with the NPPF’s presumption in favour of sustainable development (Paragraph 11).
- **Poor design or lack of affordable housing**
Applications that fail to secure well-designed places or do not provide affordable housing may be contrary to NPPF objectives.
- **Lack of effective land use**
Proposals that do not make efficient use of land or fail to meet local housing needs may be challenged under NPPF guidance.
- **Local distinctiveness and lived experience**
Comments about the lived experience of residents, local character, and design materials help the LPA assess the proposal’s impact on community identity.

What Doesn’t Count

These are **not** material planning considerations and will be disregarded:

- Loss of property value
- Personal dislike of the applicant
- Private disputes or speculation
- Competition with local businesses
- Moral or religious objections
- Impact on private views

How to Object

1. **Find the application**

Visit the Shropshire Council Planning Portal or check local notices.

2. **Check the deadline**

You usually have **21 days** from the date of notification.

3. **Write a clear, concise objection**

Focus on planning issues. Reference NPPF sections and local policies where relevant.

4. **Submit your objection**

Online via the planning portal, or by email/post to the Local Planning Authority.

Parish Council Role

We are a **statutory consultee** — we review applications and submit comments. You can also share your concerns with us directly. We may reflect community views in our response.

Even if we object to the principle of development, we can still comment on design, layout, and mitigation measures. Constructive feedback helps case officers seek improvements.

Need Help?

We're here to support residents in understanding and responding to planning applications.

- Visit: [CPC Website URL]
- Email: [CPC Email]
- Call: [CPC Number]
- Or attend your next Parish Council meeting to raise your concerns.