

Biomass Power Plant Application Letter

We take heart that our retained legal planning experts have said that our submissions so far have been very well argued and that there is reason to hope that the Planning Inspector may after deliberation of our final submissions rule against the Developers proposal so we would encourage everyone to send their comments to the Planning Inspectorate with their concerns. It does not matter if you have already written to SSDC earlier this year, if you have or even if you haven't written before, take your last chance and have your say.

Making your objection to the appeal

Read the planning advice on the web site: - <http://www.planningportal.gov.uk/pcs> or read the 'Guide to taking part in planning appeals' available from the SSDC offices in Ludlow. There are also some copies of this booklet at Bishops Castle Library.

The Essentials

Your letter must reach the Inspectorate by 12th November 2008. If it arrives after the 12th it will almost certainly be returned.

Always include the heading:

**OBJECTION to APP/K3225/A/08/2086011,
Bishops Castle Biomass Power Ltd.
Bishops Castle Business Park, Shropshire**

Address your letter to the case officer Sarah Banwell at:

Department of the Environment
Room Number 3/18b Eagle Wing,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

Send three copies of your letter and any other documents including photographs. It is best to put photos into an envelope rather than sticking them onto paper or card.

You can also make comments online at <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?casename=APP/K3225/A/08/2086011&caseaddress=COO.2036.300.8.402911>. This will bring up a form for making comments. Photographs and other files of up to 5MB can be attached.

Whether made by post or online, copies of your comments will be sent to SSDC and the appellants as well as the Inspector.

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Style

- Set out your comments logically and in a straightforward manner.
- Keep it brief. Long or rambling commentary is unhelpful.
- If you are making several points, consider using sub-headings to illustrate each point.
- Photographs can be helpful to illustrate particular concerns.

Content

- Do say who you are, what worries you about the development and why.
- Do say if you are speaking in an official capacity or on behalf of anyone else.
- Do be as specific as you can.
- Do think about what information you can give that will help the Inspector reach a decision. Often your greatest contribution will be your knowledge of the local area. But if you do have other specific knowledge or expertise, say so.
- If you feel that information used in the application and appeal is inadequate or unreliable say so and explain why as far as you can.
- If you want to make sure that something is considered but don't have anything else to say about it, you can just ask for it to be considered.
- Do ask for a visit to be arranged if you want the Inspector to see the site from a particular place.
- Don't exaggerate.
- Don't make personal comments about the applicant. Such comments are rarely helpful.
- Don't make comments on the way that the Council has handled the application. The Inspector is only looking at the development not the Council's procedures.
- Do try to make your comments in terms of planning issues.

What is a planning issue?

In planning, the basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. It is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development.

The Inspector can only take into account planning policies and other 'material planning considerations'.

Planning considerations must relate to the development and use of land **in the public interest**. They must also fairly and reasonably relate to the application.

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You may find these links useful:

<http://www.bvps.org.uk/Objecting.htm>

http://www.cvag.campaign.btinternet.co.uk/word-files/guidance_notes.htm
[material_planning_considerations.pdf](#)

<http://www.planningnet.net/Pages/10Steps-6.htm>

<http://uk.ask.com/web?qsrc=1&o=312&l=dir&q=planning+objections&dm=ctry>

http://www.richmond.gov.uk/what_is_a_valid_objection_to_a_planning_application