

Advice on commenting on Consultation from someone who works in planning:

They'll try to use anything that is said to their advantage; things like support for a school/playing field/doctors could, in theory, help them to justify the housing. And there will almost certainly be a covert person or two recording comments, even if they don't have a name (I've done that both in the public and private sector at public consultations!).

I'm surprised that they're going for so many houses. It might be a cunning ploy to start with 250 and then be "kind" and respond to the public consultation by reducing the proposed number to 60-80. So, saying that the proposed development is just too big for the village is not a good thing to say either – if everyone is as explicit as possible about not wanting development in this part of the village that will be the strongest line to take; regardless of what they're proposing.

Saying things like: such a development will increase traffic, the drains cannot cope, etc., will not carry any weight with the council. Highways and flooding may be relevant issues, but they'll have produced technical reports to argue against these points, so are not ones to focus on at this stage, until the application is in and you know what's in those reports. (We know that extensive surveys have been done).

Saying "it will spoil my view" will also carry no weight, as will not wanting to increase the size of the village by having more people move in.

If you do complete the form, be very careful what you say as your comments will be cherry picked to the developers' advantage, better to say "don't want any development in that area" rather than "would like school/sports field/starter homes...but not in that location"

In their application the developers use the fact they've had a public consultation with a percentage of viewers and comments, whatever is said, to their advantage.

Finally, you don't have to fill in the comments form, it is not an official survey!/or if you really want to, fill it in later at home, so not rushed. Keep it simple and clear. It may be better to say nothing now, and wait until the planning application is in and respond to that.