

Dear Sir/Madam

Re: Formal Objection - Planning Application PL/2026/00390

I wish to formally object to the above planning application on the grounds that the plans and boundary information submitted appear to be inaccurate and unsupported by credible evidence. The accuracy of the application drawings is fundamental to the planning authority's ability to properly assess the proposal, and the current documentation raises serious concerns in this regard.

The junction line presented by the Agent does not appear to reflect the established boundary position. No corroborating or substantiated evidence has been provided to support the Agent's interpretation. In contrast, the documentation currently available — including the Land Registry title plan, the Deed of Partition dated 4 April 1986, and relevant Master Map mapping — indicates a straight boundary line.

The line illustrated within the submitted plans is clearly not straight and therefore appears inconsistent with the available documentary evidence. This raises concerns that the plans forming part of the application may be inaccurate or potentially misleading, which in turn undermines the reliability of the drawings relied upon to assess the proposal.

For clarity, I also note that the Agent does not appear to be acting in the capacity of a Chartered Surveyor, and no professional boundary survey or measured plan has been provided to substantiate the altered boundary interpretation shown within the submitted drawings.

I therefore respectfully request that the Council provide the definitive evidence relied upon in accepting the Agent's interpretation of the boundary. In particular, please provide copies of any documents, plans, or mapping relied upon, including:

- Any detailed boundary surveys or measured plans supporting the Agent's interpretation;
- The specific Ordnance Survey or Master Map data relied upon, including the relevant extracts;
- Any historic or current Land Registry documents or title plans used to justify the altered boundary line;
- Any internal reports, site assessments, or professional opinions relied upon by the Council in reaching this position;
- Confirmation of the qualifications and professional capacity in which the Agent is acting.

In addition to the concerns outlined above, I respectfully raise the following planning grounds for objection:

1. Accuracy and Validity of Submitted Plans

Planning applications must be supported by accurate and reliable plans. Where the site boundary is incorrectly shown or altered without clear justification, the planning authority cannot properly rely upon the submitted drawings when assessing the proposal.

2. Incorrect or Misleading Site (Red Line) Boundary

The red line boundary defining the application site must accurately identify the land to which the application relates. If the boundary has been incorrectly altered or misrepresented, the planning authority may not be able to properly determine the extent of land affected by the proposal.

3. Potential Misrepresentation of Land Ownership or Control

If the submitted plans include land that is not within the applicant's ownership or control, or if the boundary has been inaccurately represented, this may raise concerns regarding compliance with the ownership certification requirements that accompany planning applications.

Furthermore, I respectfully request that the Council reviews whether the application complies with the statutory validation requirements set out under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The planning authority must be satisfied that the location plan and site boundary submitted accurately identify the land to which the application relates. If the boundary shown within the application drawings is incorrect or misleading, the application documentation may not provide a reliable basis for determination.

The accuracy of the application plans and the correct identification of the application site boundary are clearly material considerations in the proper assessment of the proposal, and it is therefore important that these matters are fully verified before any determination is made.

In light of the concerns outlined above, I respectfully request that the Council reviews the accuracy and validity of the submitted plans before proceeding with the determination of the application. The planning authority must be able to rely upon the plans forming part of the application when assessing the proposal. If the boundary shown within the submitted drawings is inconsistent with the available documentary evidence — including the Land Registry title plan, the Deed of Partition dated 4 April 1986, and relevant Master Map mapping — the application documentation may not provide a reliable basis for determination.

I therefore respectfully request that the Council verifies the boundary position and, if necessary, requires the submission of corrected and properly evidenced plans to ensure that the application complies with statutory validation requirements and that the decision-making process is based on accurate and transparent information.

I respectfully request that these concerns are fully addressed and that the accuracy of the submitted plans is verified before any determination is made, as reliance on inaccurate or misleading plans may undermine the integrity of the decision-making process.

Key Material Planning Concern – Accuracy of Application Site Boundary

The accuracy of the application plans, including the correct identification of the site boundary, is a material consideration in the proper assessment of the proposal. The currently submitted drawings appear inconsistent with the documentary evidence available, including the Land Registry title plan, the Deed of Partition dated 4 April 1986, and relevant Master Map mapping, all of which indicate a straight boundary line. If the plans do not accurately identify the land to which the application relates, the planning authority may not be able to rely upon them when determining the application.

I respectfully request that the concerns raised in this objection are fully recorded and addressed within the Planning Officer's report, including the issue regarding the accuracy of the submitted plans and the identification of the application site boundary. Given that the reliability of the plans forms a fundamental part of the assessment of the proposal, it is important that this matter is transparently considered as part of the decision-making process.

Furthermore, in light of the concerns regarding the accuracy of the submitted plans and the potential implications for the proper assessment of the application, I respectfully request that the application be considered by the Council's Planning Committee rather than determined under delegated authority, so that these matters may be properly examined in a transparent public forum.

Kind regards

