



Material Planning Considerations

- Government policy and guidance (e.g. National Planning Policy Framework, National Planning Practice Guidance)
- The Development Plan – i.e. the adopted Local Development Framework
- The emerging Local Plan (depending on the stage reached)
- Adopted supplementary planning documents (e.g. District Design Guide, Village Design Statements, Conservation Area Appraisals)
- Replies from statutory and non-statutory undertakers (e.g. Environment Agency, Highway Authority) especially where this is of a technical nature

- Effects on a designated area or building (e.g. Green Belt, conservation areas, listed buildings, ancient monuments, SSSIs)
- Lack of infrastructure (e.g. schools)
- Effects on an area (e.g. density, layout, siting, design and external appearance of buildings and landscaping)
- Highway safety issues (e.g. traffic generation, road capacity, means of access, visibility and car parking)
- Effects on individual properties (e.g. overlooking, loss of light, overshadowing, visual intrusion and noise and disturbance)
- Nature conservation interests (e.g. protection of badgers, great crested newts)
- Effects on existing tree cover and hedgerows
- Enjoyment of public rights of way
- Flooding and pollution. Foul and surface water drainage
- Planning history of the site (including existing permissions and appeal decisions)
- A desire to retain or promote certain uses in the wider community interest (e.g. playing fields, village shops and pubs)
- An existing identified need
- Precedent – but only where it can be shown that approval would inevitably lead to other inappropriate development
- Crime and Disorder
- Presence of a hazardous substance directly associate with the development

Irrelevant Considerations

- The identity of the applicant or occupant, unless there are strong compassionate or personal grounds (e.g. gypsy sites, granny annexes)
- Unfair competition (e.g. two restaurants vying for the same trade)
- Boundary disputes
- Breach of covenants and personal property rights inc. private rights of way
- Loss of a private view. Public views are relevant, e.g. views of an important landmark which may contribute to character and appearance of the area
- Devaluation of property
- Matters controlled by other legislation (e.g. fire prevention)
- Religious or moral issues
- Retrospective applications