

TEST VALLEY BOROUGH COUNCIL PLANNING AND BUILDING SERVICE

The table below provides some common planning considerations which the Council can and cannot take into account in the determination of a planning application.

MATERIAL PLANNING CONSIDERATIONS Normally taken into account in the determination of applications	NON-MATERIAL PLANNING CONSIDERATIONS <u>Not</u> normally considered in the determination of applications
<ul style="list-style-type: none"> • Test Valley Borough Revised Local Plan 2016 • Supplementary Planning Documents (SPD) • Government Planning Policies/Guidance including; <ul style="list-style-type: none"> - National Planning Policy Framework • Previous Planning decisions (including existing uses) • Amenity considerations <ul style="list-style-type: none"> - Overlooking - Over-development - Character of area - Scale and bulk resulting in loss of light - Trees - Noise - Smell • Traffic generation, parking and safety • Design • Materials • Crime and community safety • Need (eg. Agricultural Workers Dwelling) 	<ul style="list-style-type: none"> • Loss of property value • Land ownership and boundary disputes • Competition <ul style="list-style-type: none"> - takeaways - name of business (eg. different supermarket chains) • A loss of a private view • Legal rights/consents <ul style="list-style-type: none"> - deeds, covenants, private rights of way, licences (eg. Entertainment) • Internal layout • Provision of services • Matters controlled under other legislation