

*Extract from
Cambridgeshire Association of Local Councils
Guide to Planning Services*

WHAT ARE MATERIAL CONSIDERATIONS

“In principle any consideration which relates to the use and development of land is capable of being a planning consideration. Whether a particular consideration falling within that broad class is material in any case will depend upon the circumstance~”

Examples of what might be Material Planning Considerations are:

- Central Government Circulars/PPGs
- EU Legislation/Directives/Human Rights Act
- Economical or Financial Factors
- Existing Use
- Infrastructure Issues
- Local Objections
- National Interest
- Non-statutory Plans and Guidance
- Parking
- Personal Circumstances
- Planning Gain
- Planning History
- Precedent
- Privacy
- Noise
- Nuisance
- Disturbance
- Overshadowing
- Loss of Outlook

Examples of what are NOT Material Planning Considerations

- Matters covered by other laws
- Private property rights
- Developer's morals or motives
- Suspected future development
- Loss of a private view
- Effect on value of property