Barnham Parish Council Planning briefing

- **The planning process**
- **Material Planning considerations**
- **Other legislation**
- **Questions**

The Planning Process

Urgent Crown Development Application

A special planning process for determining a planning application where there is an urgent need for the Crown to undertake nationally important development.

Application is made to Ministry of Housing Communities and Local Government (MHCLG).

Secretary of State (Angela Rayner) is the decision maker.

Crown Development and Urgent Crown Development - GOV.UK

The Planning Process

The process is set out in legislation.

District Council is a consultee and not the decision maker.

There are no set timescales for consultation, but likely to be short.

Parish Council and individual comments must be sent directly to MHCLG.

There will be a link from the Council's website to the application.

Material considerations

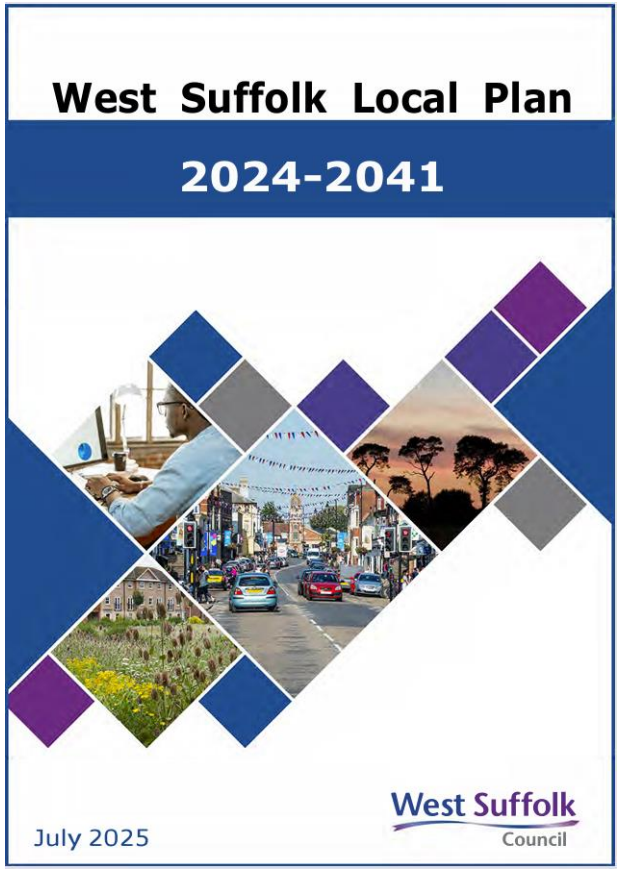
No exhaustive list of what constitutes a material planning consideration

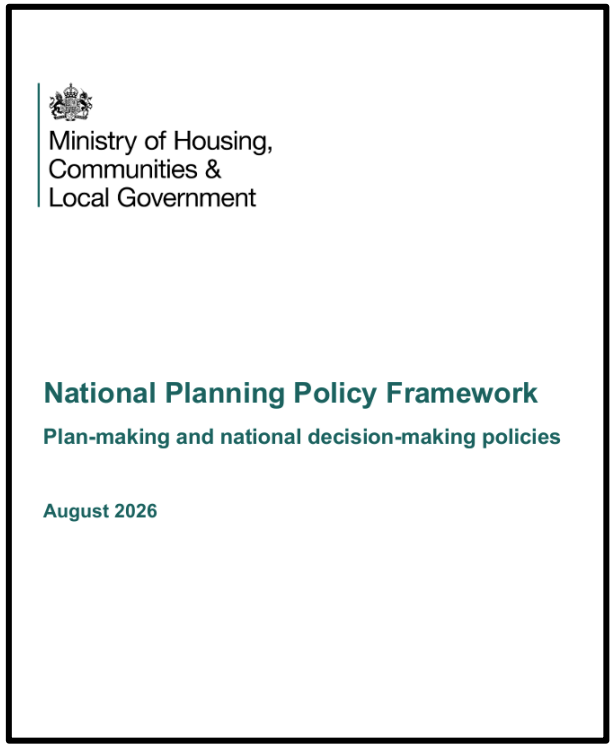
In principle, any consideration that relates to the use and development of land is capable of being a material consideration… Whether it is material depends on the circumstances.

Must be genuine planning considerations. Related to the development and use of land and fairly and reasonably related to the application.

Policy and guidance related

- Local and National planning policies
- National planning guidance
- Previous appeal decisions
- Case law





Land related

- Ecology and biodiversity
- Heritage impacts
- Highways issues
- Flood risk
- Trees and landscape
- Noise / disturbance
- Contamination
- Infrastructure needs

What are not material considerations?

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Loss of a private view

Loss of private property value

Personal circumstances

Strength or volume of objection/ opposition

Moral objections

Other Legislation

- Habitat Regulations
- Environment Act
- Listed Buildings and Conservation Areas Act

Writing an effective response

Read the application documents / reports.

Check the local plan and any policies that apply to the site.

Check the national planning policies.

Focus on the impacts caused by the development and explain any planning harm.

Keep comments focused on planning matters.

Concise, well-argued points are often the most effective

Questions

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