

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"> • The Statutory Development Plan <ul style="list-style-type: none"> - Vale of White Horse Local Plan 2031 Part 1 (LLP1) - Minerals and Waste Local Plan (2017) (Oxfordshire County Council) • Planning/Development Briefs produced by Vale of White Horse District Council • National Planning Policy Framework (NPPF) • Planning Policy Guidance (PPG) • Adopted Neighbourhood Development Plans (where relevant) • Planning history of a site (including land 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 highway safety • Design • Crime and community safety • Sometimes the need can be relevant (e.g. agricultural workers dwelling) • Viability • Ministerial Planning Statements 	<ul style="list-style-type: none"> • Loss of property value • Land ownership and boundary disputes • Competition • A loss of a private view • Legal rights/consents deeds, covenants, private rights of way, licences (e.g. entertainment) • Provision of services • Matters controlled under other legislation • Personal hardship/circumstances

Application Type	Government Definition
Major	<ul style="list-style-type: none"> • 10 or more dwellings or the site area for residential development is 0.5 hectares or more • 1000 sqm or more, or the site is 1 hectare or more
Minor	<ul style="list-style-type: none"> • Less than 10 dwellings or the site area for residential development is less than 0.5 hectares • Less than 1000 sqm, or the site is less than 1 hectare
Other	Changes of use, householder development (development within the residential curtilage of a residential property), adverts, listed building

	consents, lawful development certificates, agricultural notifications, telecommunications, etc.
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