

EXAMPLES OF MATERIAL AND NON-MATERIAL PLANNING CONSIDERATIONS	
Material, i.e. a valid reason to comment on a planning application	Non-material (issues that cannot be considered when making a planning decision)
<ol style="list-style-type: none"> 1) Compliance with national and local policies, including supplementary planning documents such as The Peak District Design Guide 2) Design and appearance of the development 3) Layout and density of buildings 4) Local needs e.g.housing provision 5) Planning history of the site 6) Overshadowing/overbearing presence near a common boundary that is to the detriment of neighbours 7) Overlooking/loss of privacy. (Public visual amenity, not loss of private individual's view) 8) Loss of light 9) Light pollution 10)Health/crime fears 11)Highway issues: traffic generation, vehicle access, road safety 12)Car parking provision 13)Capacity of infrastructure, e.g. public drainage system or spaces in schools 14)Noise and disturbance resulting from use, including proposed hours of operation 15)Smells 16)Loss of trees 17)Impact on nature conservation interests and biodiversity opportunities 18)Effect on listed buildings and Conservation Areas 19)Impact on archaeological finds or sites 20)Risk of flooding 21)Landscaping 22)Ensuring equal access to buildings/sites ,e.g. for people with disabilities 23)Local economy/jobs 24)Preserve community life 25)Viability 26)Cumulative impact 	<ul style="list-style-type: none"> • Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of pollution Acts) • “better site” or “better uses” • Change from a previous scheme • Speculation about what the applicant may/may not do next • Commercial competition • Moral/religious objections • Loss of view • Devaluation of property • Matters controlled under Building Regulations or other non-planning legislation e.g. structural stability, drainage details, fire precautions, matters covered by licences etc. • Character of applicant • Private issues between neighbours, e.g. land/boundary disputes, damage to property, private rights of access, covenants etc.

The kind of constraints that get listed on the planning portal about most development in our area.

- EA flood zone 2
- EA flood zone 3 (this is a higher level of flood risk than zone 2)
- World Heritage site
- Special Landscape area
- World Heritage Buffer Zone
- Conservation Areas
- Basic radon Area

Some specific planning references that often impact on developments here.

EN29 Derwent Valley Mills World Heritage Site

In the WHS, all development will be required to enhance or preserve its character or appearance

In the buffer zone, all proposals must preserve or enhance the setting of the world heritage site including views into and out of the site

EN30 Archaeological and heritage features

Planning will not be approved for developments that would result in disturbance to, or have an adverse impact on:

- a) a scheduled monument or other nationally important remains or their setting
- b) any other known archaeological or heritage features of major importance and their setting

EN15 Flood Risk

EN7 environment

- a) Design of the development is appropriate with regard to type and distribution of wildlife habitats
- b) Landform and natural drainage patterns
- c) Presence and pattern of historic landscape features

Biodiversity and impact on nature conservation. E.g. we have grass snakes, bats, great crested newts, water voles, certain birds, plants, insects, fungi; the list is endless!