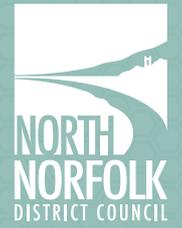


North Norfolk Local Plan 2016 - 2036



STATEMENT OF COMMUNITY INVOLVEMENT

January 2016

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Planning Policy Team**

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**All documents can be made available in
Braille, audio, large print or in other languages.
Please contact 01263 516318 to discuss your requirements.**



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1 Introduction

What is the Statement of Community Involvement (SCI)?

The Statement of Community Involvement (SCI) lets you know how you can get involved in planning. The planning process enables involvement at both the plan-making stage and when decisions on planning applications are being made.

- 1.1 The purpose of this document is to ensure that communities and other interested parties understand how they can participate in the planning process.
- 1.2 The planning system manages the use and development of land and buildings and as the Local Planning Authority, North Norfolk District Council (NNDC) is responsible for ensuring that the right development takes place in the right areas of the district. As planning helps to shape the places where people live and work, it is important that communities and other interested parties have the chance to get involved, especially when there are difficult planning decisions to be made. We want to give everyone the opportunity to get involved from an early stage in the process and we want to make engagement as easy and as meaningful as possible.
- 1.3 The opportunity to get involved in the planning process arises at two main points:
 - **Plan-making** - sets out the vision for growth in North Norfolk and acts as a guide for future development.
 - **Planning application decisions** - the process for considering development proposals for individual sites or buildings.
- 1.4 NNDC places great importance on effective community involvement and this SCI gives details on the different ways NNDC may do this, at both the plan-making stage and at the planning application stage.

Why are we producing a new Statement of Community Involvement?

This SCI takes account of legislative changes brought about by:

- *The Localism Act (2011)*
 - *The National Planning Policy Framework (2012)*
- 1.5 NNDC aims to put the interests of local communities at the heart of everything it does and believes in local decisions and local actions for the benefit of local communities. The Council's Corporate Plan outlines our shared vision, values and priority areas on which we intend to concentrate our efforts: jobs and the local economy, housing and infrastructure, coast and countryside, health and well-being and delivery and service excellence. Communities and businesses have an important part to play in helping to deliver this vision by getting involved in the planning process at both the local plan-making stage and at the planning application stage.
 - 1.6 The opportunity to get involved will be open to all who want to be involved, regardless of age,

1 Introduction

disability, gender, race, religion or belief, sexual orientation, social deprivation or social background. We will also endeavour to ensure that consultations reach those 'hard-to-engage' groups.

- 1.7** The SCI is one of the documents that current planning legislation ([Section 18, Planning and Compulsory Purchase Act 2004](#) as amended)⁽¹⁾ requires Local Planning Authorities to produce. There have been a lot of changes in planning legislation since adoption of our first SCI in 2006 and this review is therefore vital to ensure that we are doing all we can reasonably do to encourage involvement in the planning process. The revised SCI takes account of recent legislative changes, introduced in the main by the Localism Act (2011) and the National Planning Policy Framework (2012).
- 1.8** As a minimum, planning consultations will comply with legislative requirements.

What are the main objectives of the Statement of Community Involvement?

- 1.9** The SCI will aim to meet a number of objectives to ensure that involvement in the planning process is as easy and as meaningful as possible.
- 1.10** It is the intention of North Norfolk District Council that the SCI will:
- **Improve involvement**
To make sure everyone knows why we are asking for involvement and when and how they can get involved.
 - **Enable joint working**
To try and link with existing groups and partnerships.
 - **To be flexible**
To make sure the ways we involve people are working, and to change them where necessary.
 - **To inform**
To make our information clear so people can make informed choices when replying to our consultations.
 - **To make it easy for you to get involved**
To make sure any public exercises are appropriate and accessible, whilst also making sure they are cost effective.
 - **To let you know what decisions have been made and why**
It is not always possible to make planning decisions that everyone agrees with and sometimes difficult decisions have to be made. The plan-making process includes the production of a Consultation Statement, which outlines how the main issues raised by members of the public and other interested have been addressed. We are happy to discuss decisions on individual planning applications with interested parties.

1 Section 18, Planning and Compulsory Purchase Act 2004: <http://www.legislation.gov.uk/ukpga/2004/5/section/18>

The Council's role as Local Planning Authority 2

2 The Council's role as Local Planning Authority

The Local Plan explained

The Council is developing a new Local Plan to replace the current 'Local Development Framework'. The new Local Plan will be used to help assess planning and listed building applications.

- 2.1** Over the next few years, NNDC will be developing a Local Plan to replace the current Local Development Framework (LDF). The current system of local plans was largely put into place by the Planning and Compulsory Purchase Act 2004, reforms set out in the Localism Act 2011 and the National Planning Policy Framework 2012. Two changes of particular significance are The Duty to Cooperate and Neighbourhood Planning, introduced through the 2011 Localism Act.
- 2.2** The Localism Act recognises that there are some wider strategic planning issues (such as housing, jobs, transport and water) where 'Duty to Cooperate stakeholders' (Appendix 2) may be able to work together to help deliver joined-up development. NNDC is part of the Norfolk Duty to Cooperate Member Forum, which has made a commitment to consider the need for joint or coordinated working on particular topics or evidence.
- 2.3** 'Neighbourhood Planning' is a Government initiative to empower communities to take a more proactive role in planning for their local area. It allows local areas to come together to establish general planning policies for development and the use of land in their neighbourhood, which then becomes part of the Local Plan (pages 13-14).
- 2.4** The Local Plan that NNDC produces will set out the priorities and policies for delivering sustainable development in the district until 2036. It will consider aspects such as housing, the economy, community facilities and infrastructure, as well as how we will safeguard the environment, adapt to climate change and secure good design.
- 2.5** Whilst the priorities and policies in the Local Plan will be specific to North Norfolk, they will also need to be consistent with overriding planning policies produced by the Government, on aspects such as achieving sustainable development, meeting the challenge of climate change, flooding and coastal change and requiring good design.
- 2.6** Once the Local Plan has been adopted, it will be used to help Planning Officers consider individual planning applications. Figure 1, on the following page, shows the relationship of the Local Plan to other planning documents.

2 The Council's role as Local Planning Authority

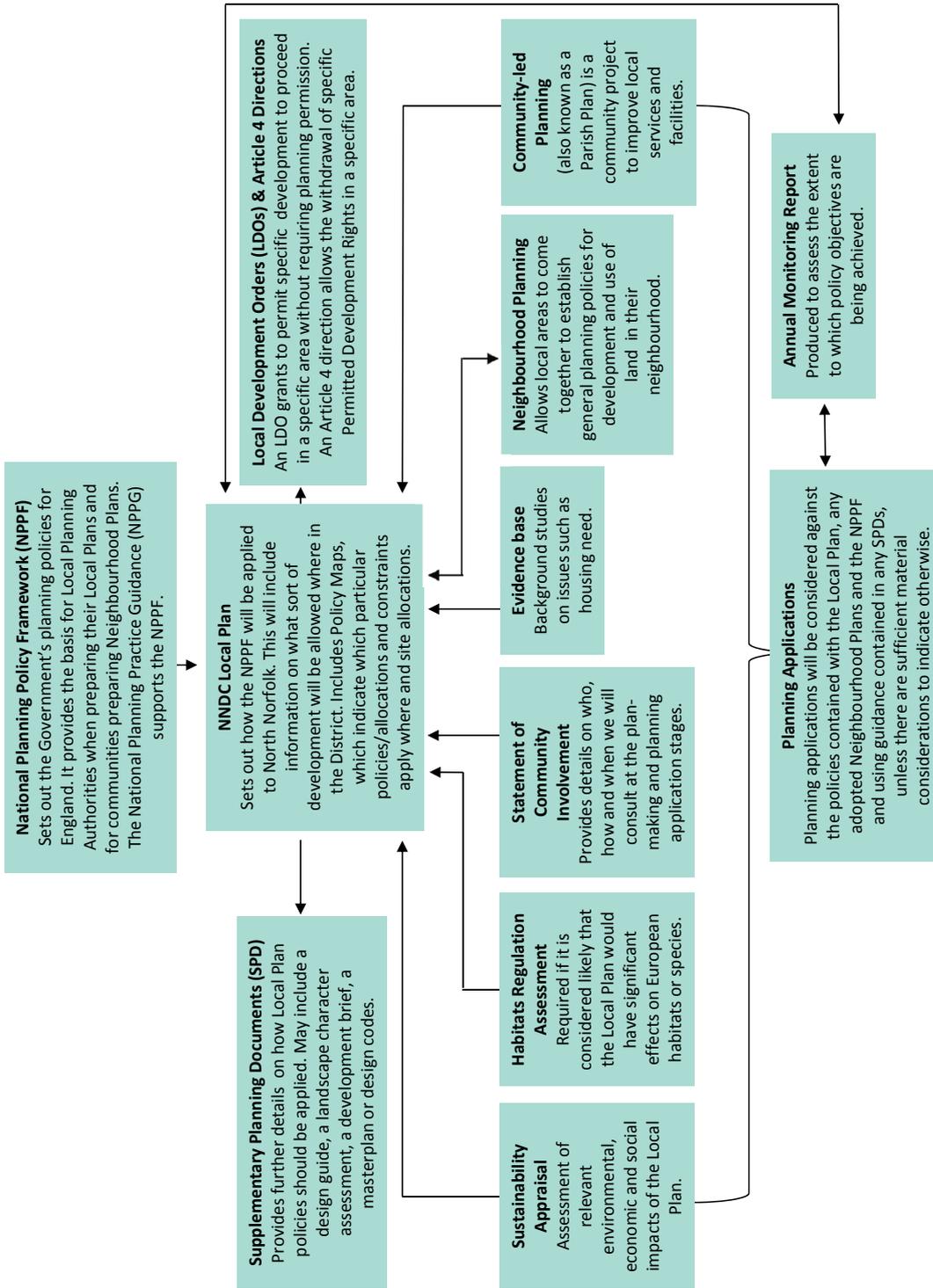


Figure 1 The relationship of the Local Plan to other documents

The Council's role as Local Planning Authority 2

Planning Policy team

This team produces the Local Plan and will be asking you for your comments at various stages of the process. During preparation of the plan we will send out newsletters to keep you updated. If you would like to receive these updates, please email us: planningpolicy@north-norfolk.gov.uk

- 2.7** The Planning Policy team is responsible for producing a Local Plan in order to guide development and promote growth in the District and for providing guidance on policy interpretation.
- 2.8** The team is currently starting the process of producing a new Local Plan. As part of this process, we will update the evidence base where necessary to inform any future planning policies and documents. Throughout the process, we will consult with relevant consultees, the general public and other organisations and consider any representations made. The resulting draft Local Plan will be examined by an independent Planning Inspector in order to determine whether it is 'sound'⁽²⁾ and can be adopted.

Development Management & Major Projects Teams

These teams assess and determine all planning applications. For the majority of applications, you will have the opportunity to let us know what you think of a particular proposal.

- 2.9** The Development Management team and Major Projects team⁽³⁾ are responsible for assessing and determining the majority of applications under the authority delegated to the Head of Planning, providing informal advice on development proposals, preparing Development Briefs for land allocated for development and making recommendations to Development Committee on certain applications. As part of the process, the teams consult relevant consultees and members of the public.
- 2.10** The Council also has a Conservation, Design and Landscape Team, who provide advice on listed buildings, conservation areas, design, trees (including Tree Preservation Orders (TPO's)) and protected species. Applications are determined in accordance with adopted policies in the Local Plan and Neighbourhood Plans, unless Material Planning Considerations⁽⁴⁾ indicate otherwise.

2 As defined in Para. 182 National Planning Policy Framework -

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3 Major development is defined in Part 1 of The Town and Country Planning (Development Management Procedure (England) Order 2015) - <http://www.legislation.gov.uk/uksi/2015/595/part/1/made>. The Major Projects team's workload may vary from this list.

4 'Material considerations' are defined in Appendix 3 of this document.

2 The Council's role as Local Planning Authority

The role of Councillors in the planning system

Elected Councillors have an important role to play in the planning process, by acting as community representatives and decision makers. Details of which Councillor is representing each local area can be found on the NNDC website⁽⁵⁾.

- 2.11** Every village and town within the District has at least one elected Councillor representing them. Elected Councillors have an important role to play in the planning process, by acting as community representatives and decision-makers. Crucially, Councillors can act as a link between communities and Planning Officers. It is important to remember however, that views should also be shared directly with the Planning Department so we can register you as an interested party and let you know what future opportunities there may be for you to get involved.

3 How to get involved

Plan-making

The new Local Plan will set out the vision on how the North Norfolk district will develop until 2036. Throughout the process of developing the plan, interested parties will have the opportunity to have their say and influence the emerging plan.

- 3.1** Once adopted, Planning Officers will use the policies contained in the new Local Plan along with guidance in supporting documents (known as Supplementary Planning Documents (SPDs)) to make recommendations on whether planning applications should be approved or refused.
- 3.2** The adopted Plan will be the result of consultation with a wide range of stakeholders including elected Members, statutory consultees, the general public and other interested groups. The extent to which you get involved is up to you; you may wish to attend public events that we arrange or you may just wish to email us giving your opinion on a particular issue. The Local Plan will set out how the vision for North Norfolk will develop until 2036, so it is important that you share your views with us. Details on different methods we will use to consult you are outlined in Figure 4 on page 12.
- 3.3** Town and Parish Councils are key partners in the process. They will be formally consulted at certain stages and are responsible for representing your community. With the introduction of Neighbourhood Planning, the role of Town and Parish Councils has become even more important.
- 3.4** It is not only members of the public and Town and Parish Councils who will be asked to get involved in the plan-making process. 'Specific Consultation Bodies' (see Appendix 1) such as Historic England and Natural England will be consulted at various stages, as will 'General Consultation Bodies' such as voluntary or community groups representing groups in the local area. These groups can be vital in helping to gather the views of those people who may be difficult to reach using typical consultation methods.
- 3.5** We will always consider your views when moving to the next stage of developing the Local Plan. It should be recognised, however, that difficult planning decisions will have to be made and we will be unable to produce a plan that fully meets everybody's expectations. Ultimately, NNDC as the Local Planning Authority will need to make key planning decisions and will need to be accountable for those decisions.
- 3.6** The processes that will be followed when producing a new local plan, any resulting SPDs and for any neighbourhood plans are outlined in the tables on pages 10, 11 and 14. From time to time, Government legislation and regulations on what LPAs are required to do as part of these processes changes. If this happens, the process tables in this document will be updated and an amended document published.

3 How to get involved

Local Plan Making Process stage	What is involved?
<p>Stage 1 Development of evidence base</p> 	<ul style="list-style-type: none"> • Carrying out of background research to inform Local Plan; • Engagement with Duty to Cooperate partners; • Identification of relevant environmental, economic and social objectives to inform the Sustainability Appraisal.
<p>Stage 2 Public participation in deciding content of the Local Plan (Regulation 18 of Local Plan Regulations 2012)</p> 	<ul style="list-style-type: none"> • Consideration of points raised in Stage 1; • Invitation to stakeholder and members of the public to comment on what a Local Plan of that particular subject ought to contain. Minimum of 6 weeks. • Testing of emerging options through Sustainability Appraisal.
<p>Stage 3 Preparation of the draft Local Plan</p> 	<ul style="list-style-type: none"> • Consideration of points raised in Stage 2; • Formation of draft policies and supporting documents (to include the Sustainability Appraisal and Habitat Regulations Assessment if necessary); • The Council may undertake consultation with stakeholders and members of the public on different issues and options.
<p>Stage 4 Publication of draft Local Plan (Regulation 19 of Local Plan Regulations 2012)</p> 	<ul style="list-style-type: none"> • The draft Local Plan is made available for stakeholders and members of the public to comment. Minimum of 6 weeks consultation (may involve more than one consultation period).
<p>Stage 5 Formal consideration of representations</p> 	<ul style="list-style-type: none"> • Formal consideration of points raised in Stage 4.
<p>Stage 6 Submission of draft Local Plan (Regulation 22 of Local Plan Regulations 2012)</p> 	<ul style="list-style-type: none"> • Local Plan submitted for examination to the Secretary of State.
<p>Stage 7 Examination of the submitted plan (Regulations 23 and 24 of Local Plan Regulations 2012)</p> 	<ul style="list-style-type: none"> • An independent planning inspector is appointed by the Secretary of State to examine the Local Plan. The examination could follow a number of different forms depending on the issue or evidence being considered. The examination may include a formal hearing.
<p>Stage 8 Adoption (Regulations 25 and 26 of Local Plan Regulations 2012 and Section 23 of the Planning and Compulsory Purchase Act 2004)</p> 	<ul style="list-style-type: none"> • If the Inspector finds the Local Plan sound, then NNDC can adopt the plan and produce an Adoption Statement.

Sustainability Appraisal and Habitats Regulations Assessment

Figure 2 The Local Plan making process

How to get involved 3

SPD Process stage	What is involved?
<p style="text-align: center;">Stage 1 Development of evidence base</p> <p style="text-align: center;"></p>	<ul style="list-style-type: none"> • Collection of the information needed and identification of issues needed for the preparation of the SPD; • Engagement with relevant stakeholders to decide on the contents and level of details to be contained in the SPD. Where necessary, this may involve preliminary consultations prior to the publication of a draft SPD.
<p style="text-align: center;">Stage 2 Drafting of the SPD (Regulation 12 of Local Plan Regulations 2012)</p> <p style="text-align: center;"></p>	<ul style="list-style-type: none"> • Drafting of SPD; • Consultation with stakeholders and members of the public. Minimum of 4 weeks consultation.
<p style="text-align: center;">Stage 3 Preparation of the SPD</p> <p style="text-align: center;"></p>	<ul style="list-style-type: none"> • Formal consideration of points raised in Stage 2.
<p style="text-align: center;">Stage 4 Adoption of SPD by full Council (Regulation 14 of Local Plan Regulations 2012)</p>	<ul style="list-style-type: none"> • If full Council adopt the plan, then NNDC can adopt the SPD and produce an Adoption Statement.

Figure 3 The Supplementary Planning Document process

3 How to get involved

How we will get members of the public involved in plan-making

3.7 As Figure 4 below indicates, we will use a range of consultation methods to try and ensure that we engage a wide audience as part of any plan-making process. The consultation method chosen will depend on the type of document being consulted upon at the time. NNDC will continue to develop its understanding of which consultation methods work best and the most effective way of reaching those groups considered to be hard-to-engage (such as people whose first language is not English, young people and gypsies, travellers and travelling show people). Consultation events will take place in easily accessible public places at appropriate times.

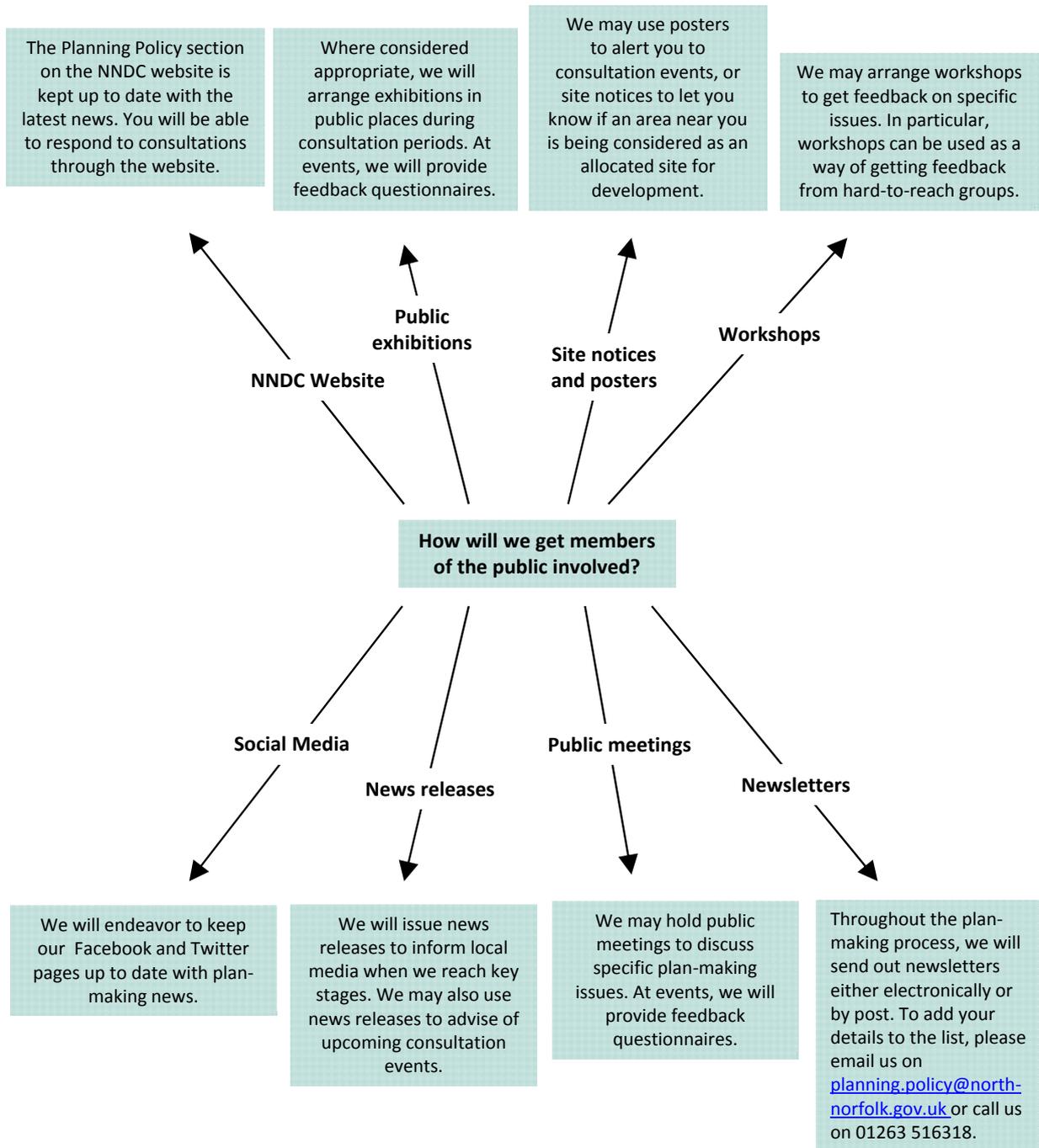


Figure 4 How will we get members of the public involved in Plan-making?

How to get involved 3

Neighbourhood Planning

Neighbourhood Planning is another way you can get involved in shaping your community. You can find out more about getting involved in Neighbourhood Planning by visiting our website⁽⁶⁾.

- 3.8** Neighbourhood Planning gives communities the opportunity to produce a vision on how they want their local area to develop and grow. Provided that the community's vision is in-line with the strategic needs and priorities of the wider local area, they will be able to choose where new development is built and what it will look like.
- 3.9** Neighbourhood Planning is led by a Parish or Town Council, a neighbourhood forum or a community organisation (in the case of a Community Right to Build Order). Communities can choose to set planning policies through a Neighbourhood Plan and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development. Figure 5 on the following page shows the neighbourhood planning process.

3 How to get involved

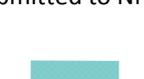
Neighbourhood Planning	What is involved?
<p style="text-align: center;">Stage 1 Designating neighbourhood area and if appropriate neighbourhood forum</p>	<ul style="list-style-type: none"> Qualifying body (town/parish council, prospective neighbourhood forum or community organisation) submits application to NNDC to designate a neighbourhood area. NNDC publicises and consults on the area application for a minimum of 6 weeks (or 4 weeks where the area to which the application relates is the whole of the area of a parish council and fully within area of one Local Planning Authority); In an area without a town or parish council, a prospective neighbourhood forum submits an application to be the designated neighbourhood forum for a neighbourhood area. NNDC publicises and consults on the forum application for a minimum of 6 weeks. NNDC decide whether to designate the neighbourhood area/neighbourhood forum.
<p style="text-align: center;"> Stage 2 Preparing a draft neighbourhood plan or Order</p>	<ul style="list-style-type: none"> Gathering of information and evidence; Consultation by qualifying body with other public bodies, landowners and the development industry whose interest it considers may be affected by the draft plan or Order; Identification and assessment of options; Determination as to whether a plan or an Order is likely to have significant environmental effects.
<p style="text-align: center;"> Stage 3 Pre-submission publicity and consultation</p>	<ul style="list-style-type: none"> Qualifying body invites public representations and consults relevant consultees. Minimum of 6 weeks consultation. Copy of draft plan or Order to NNDC; Where European Obligations apply, compliance with relevant publicity and consultation requirements.
<p style="text-align: center;"> Stage 4 Formal consideration of representations</p>	<ul style="list-style-type: none"> Qualifying body formally considers of representations made. Preparation of consultation statement and other proposal documents.
<p style="text-align: center;"> Stage 5 Neighbourhood plan or Order proposal submitted to NNDC</p>	<ul style="list-style-type: none"> Providing NNDC finds that the submitted proposal complies with relevant legislation, the proposal is publicised for a minimum of 6 weeks and public representations invited and consultees referred to in the consultation statement notified; Independent examiner appointed.
<p style="text-align: center;"> Stage 6 Independent Examination</p>	<ul style="list-style-type: none"> An independent examiner tests whether a draft plan or Order meets a number of conditions (as set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)). In some cases, the examiner may hold a hearing; Independent examiner publishes report for NNDC to consider and reach own view (with the exception of community right to build orders where the report is binding); NNDC decides whether to send the plan/Order to referendum.
<p style="text-align: center;"> Stage 7 Referendum and bringing of plan or Order brought into force</p>	<ul style="list-style-type: none"> NNDC publishes information statement; Referendum polling takes place; Depending on results and if the plan/Order is compatible with European Union (EU) obligations and does not breach Convention rights, NNDC brings the plan or Order into force.

Figure 5 The Neighbourhood Planning process

How to get involved 3

Planning applications

- 3.10** Members of the public and relevant consultees have the opportunity to make representations on development, uses or works that require planning permission or listed building consent. For the majority of applications, there will be a formal period of at least 21 days in which you can let us know whether you wish to object, support or comment on a proposal. Representations made after the 21 days formal consultation period will be accepted, providing they are made before a decision is issued. Figure 6 on the following page shows the planning application process and indicates at which stages the public can get involved. From time to time, Government legislation and regulations on what LPAs are required to do as part of these processes changes. If this happens, the process tables in this document will be updated and an amended document published.
- 3.11** Once applications have been received, they will generally be determined as submitted. There are occasions, however, when amendments can help to deliver better development in the wider public interest. The decision to re-advertise and re-consult on accepted amendments will depend on whether there is a significant change to the nature, character or description of the development and whether it is considered that a neighbour would be adversely affected by the change.
- 3.12** After a decision is made, NNDC will exercise caution in agreeing to accept further amendments to applications. However, in principle some non-material amendments may be permissible providing particular criteria are met, for example, the amendment would not materially alter the description or appearance of the approved development.
- 3.13** Certain development, such as minor changes to dwelling houses, is often exempt from the need to obtain planning permission. Development not requiring planning permission is described as Permitted Development and is detailed in The Town and Country Planning (General Permitted Development) (England) Order 2015. You can get more information on what householder development can be carried out under permitted development rights via the Governments Planning Portal Interactive House⁽⁷⁾, Interactive Terrace⁽⁸⁾, and the accompanying Technical Guidance⁽⁹⁾.

Whilst we are unable to accept verbal representations on planning applications, there are a number of ways you can contact us to give us your views on planning applications:

- *Email us: planning@north-norfolk.gov.uk*
- *Make an on-line comment: Via the 'Search Planning Applications' option at www.north-norfolk.gov.uk*
- *Write to us: Planning Department, NNDC, Holt Road, Cromer, NR27 9EN*
- *You can track the progress of individual planning applications on the NNDC website Search for a planning application⁽¹⁰⁾ or by speaking to the Case Officer or a member of the Planning Technical team (telephone 01263 516150)*

7 Interactive House - <http://www.planningportal.gov.uk/permission/house>

8 Interactive Terrace - <http://www.planningportal.gov.uk/permission/terrace>

9 Technical Guidance - http://www.planningportal.gov.uk/uploads/100806_PDforhouseholders_TechnicalGuidance.pdf

10 Search for a planning application - <https://planning.northnorfolk.org/online-applications>

3 How to get involved

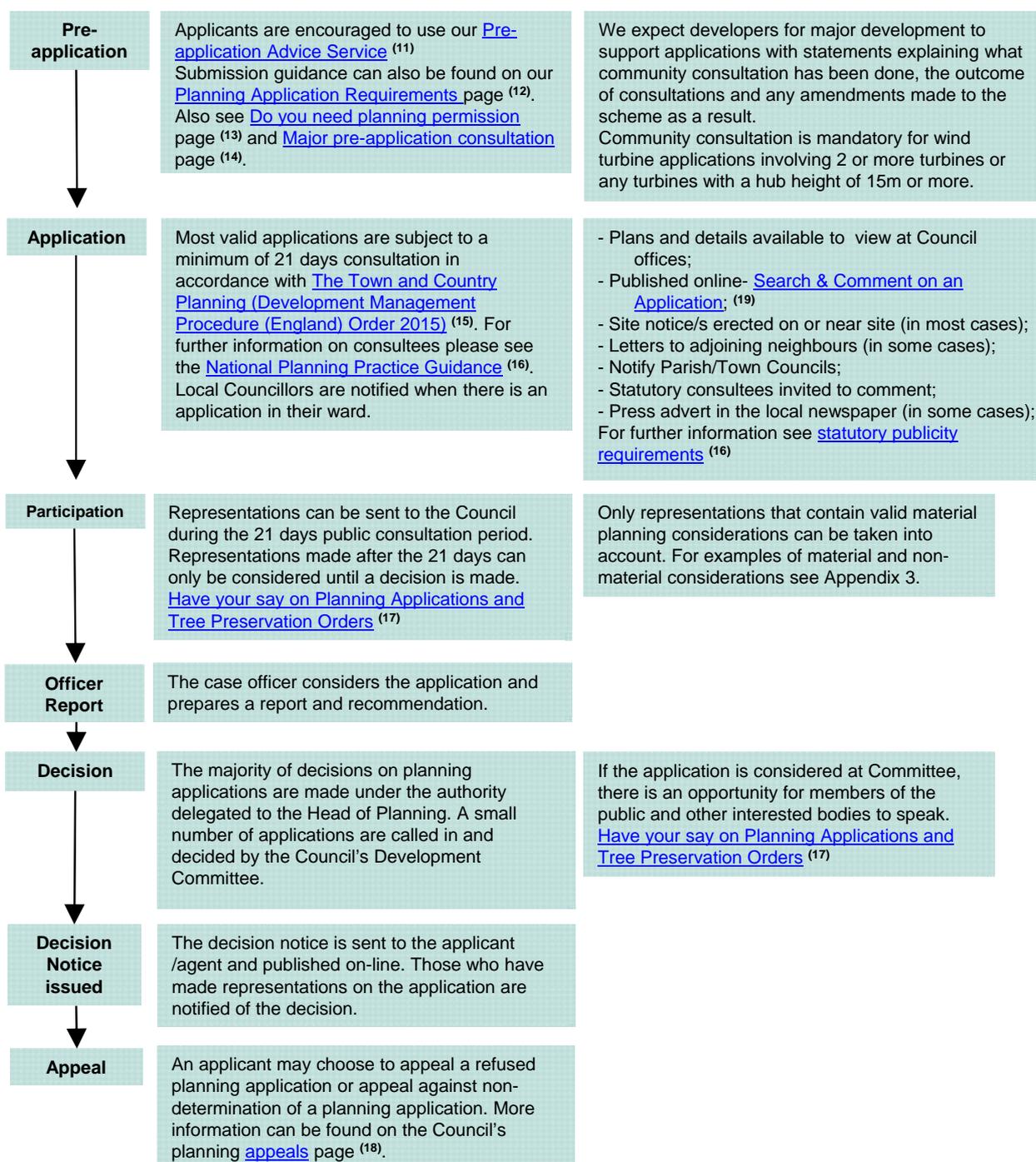


Figure 6 The Planning Application Process

- 11 Pre-application advice service - <http://www.north-norfolk.gov.uk/planning/19650.asp>
 12 Planning Application Requirements - <http://www.north-norfolk.gov.uk/planning/19912.asp>
 13 Do you need Planning Permission - <http://www.north-norfolk.gov.uk/planning/19637.asp>
 14 Major Development pre-application consultations - <http://www.north-norfolk.gov.uk/planning/19988.asp>
 15 Schedule 4 of The Town and Country Planning (Development Management Procedure (England) Order 2015) - <http://www.legislation.gov.uk/ukxi/2015/595/schedule/4/made>
 16 Statutory publicity requirements for planning and heritage applications (Planning Practice Guidance) - <http://planningguidance.planningportal.gov.uk/blog/guidance/consultation-and-pre-decision-matters>
 17 Have your say on Planning Applications and Tree Preservation Orders - http://www.northnorfolk.org/files/Have_your_say_leaflet_website_version.pdf
 18 Planning Appeals - <http://www.northnorfolk.org/planning/19965.asp>
 19 Search & comment on an application - <http://www.north-norfolk.gov.uk/planning/19804.asp>

Appendices

1 Consultation Bodies

1 Consultation Bodies

Specific Consultation Bodies

1.1 Government regulations require that the following specific consultation bodies must be consulted when the Local Planning Authority considers that they may have an interest in the subject of the Local Plan / other planning documents:

- Town and Parish Councils within and adjoining the North Norfolk administrative boundaries
- Adjoining Local Authorities: Borough Council of King's Lynn and West Norfolk, Breckland Council, Broads Authority, Broadland District Council and Great Yarmouth Borough Council
- Norfolk County Council
- The Historic Buildings and Monuments Commission for England (Historic England)
- Natural England
- The Environment Agency
- Lead Local Flood Authority (Norfolk County Council)
- Relevant sewage undertaker
- Relevant water undertaker
- Clinical Commissioning Groups in the East of England Region (CCGs) (or successor health care bodies)
- Norfolk Constabulary
- Police and Crime Commissioner for Norfolk
- Relevant electronic communication companies
- Relevant electricity companies
- Relevant gas companies
- The Homes and Communities Agency
- The Health and Safety Executive (HSE)
- Network Rail
- The Secretary of State for Transport
- The Gardens Trust
- Sport England
- The Ministry of Defence
- The Marine Management Organisation
- The Coal Authority

It should be noted that this list is not exhaustive and may change overtime as legislation and regulations are updated.

Consultation Bodies 1

General Consultation Bodies

1.2 Government regulations require that the following general consultation bodies must be consulted when the Local Planning Authority considers it appropriate.

- Bodies which represent the following in the District:
 - Different racial, ethnic or national groups
 - Different religious groups
 - Disabled persons
 - Persons carrying on business
 - Community groups
 - Gypsies, Travellers and Travelling Showpeople
 - Older or younger people
 - Health
 - The environment
 - The coast
 - The economy
 - Education
 - The historic environment
 - Tourism
 - Regeneration
 - Transport
 - Sport and recreation
- Voluntary bodies some or all of whose activities benefit any part of the District
- Bodies which provide Public services in the District
- Local Enterprise Partnerships
- Interested individuals

It should be noted that this list is not exhaustive and may change overtime as legislation and regulations are updated.

1 Consultation Bodies

2 Duty to Cooperate

Duty to Cooperate stakeholders

2.1 Part 2, Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012, identifies Duty to Cooperate stakeholders. The below are those bodies identified as stakeholders:

- The Environment Agency
- The Historic Buildings and Monuments Commission for England (Historic England)
- Natural England
- The Civil Aviation Authority
- The Homes and Communities Agency
- Relevant Clinical Commissioning Groups in the East of England Region (CCGs) (or successor health care bodies)
- The Office of Rail Regulation
- Integrated Transport Authorities
- County Council Highways
- The Marine Management Organisation
- New Anglia Local Enterprise Partnership (LEP)
- Wild Anglia Local Nature Partnership (LNP)
- Norfolk Local Planning Authorities: Broadland District Council, Breckland District Council, Borough Council of King's Lynn and West Norfolk, Broads Authority, Great Yarmouth Borough Council, Norwich City Council, South Norfolk Council, and Norfolk County Council (Norfolk Duty to Co-operate Member Forum).

It should be noted that this list is not exhaustive and may change overtime as legislation and regulations are updated.

2 Duty to Cooperate

Material Planning Considerations 3

3 Material Planning Considerations

What are material planning considerations?

3.1 The following list gives some typical examples of material and non-material planning considerations. Only **material** planning considerations can be taken into account when reaching a decision.

Material Planning Considerations

-  National and Local Policy
-  Planning history and previous appeal decisions
-  Case Law
-  Design, appearance, layout and density
-  Impact on visual or residential amenity including potential loss of light or overshadowing, loss of privacy, noise disturbance, smell or nuisance, overbearing impact;
-  Impact on trees, listed buildings, conservation areas, public right(s) of way, highway safety and traffic

Non-material Planning Considerations

-  Land/boundary disputes, including rights of access
-  Construction noise
-  Effect on property values
-  Loss of view
-  Restrictive covenants

3 Material Planning Considerations

4 Further Advice

Contact details and further resources

North Norfolk District Council Advice

www.north-norfolk.gov.uk/planning

Planning Duty Officer

planning@north-norfolk.gov.uk

01263 516158

Development Management Team

planning@north-norfolk.gov.uk

01263 516150

Major Projects Team

planning@north-norfolk.gov.uk

01263 516150

Planning Policy Team

planningpolicy@north-norfolk.gov.uk

01263 516318

Conservation, Design & Landscape Team

conservationanddesign@north-norfolk.gov.uk

trees@north-norfolk.gov.uk

01263 516165

External Advice

Planning Aid

The Royal Town Planning Institute (RTPI) service 'Planning Aid' offers professional planning advice and support to individuals and communities who cannot afford to pay professional fees. They help to provide the tools and knowledge to help engage people in local planning.

www.rtpi.org.uk/planning-aid

advice@planningaid.rtpi.org.uk

0330 123 9244

Planning Aid Direct

This useful resource offers an online knowledge base and step by step answers to frequently asked questions about planning. <http://www.rtpi.org.uk/planning-aid/planning-aid-direct>

Planning Portal

The Planning Portal in the online planning resource for England and Wales.

www.planningportal.gov.uk

GOV.UK

Provides information on all Government services.

www.gov.uk

In particular, information can be found at <http://planningguidance.planningportal.gov.uk/blog/policy> (National Planning Policy Framework) and <http://planningguidance.planningportal.gov.uk/blog/guidance> (Planning Practice Guidance).

4 Further Advice