

Date:  
Address :

Case Ref:

## SMBC HARM ASSESSMENT FORM

- All retrospective refusals of planning permission, and all clear and significant breaches of adopted development plan policy, will automatically be the subject of a full investigation – no need to complete this form for such cases.
- After the initial site visit/investigation to establish the facts of the matter, each new case will be allocated scores as set out below to assess its harm. The total will provide its harm score on which its priority will be based.
- Where no material breach of planning control is identified, the case will be closed.

Criteria	Points Allocation	Score
Degree of conflict with local plan (specify which policy) or adopted SPG	(score 0-3)	
Highway or other public safety issue	(score 0-3)	
How much in excess of what would otherwise be permitted development or authorised by an extant planning permission	(score 0-3)	
Environmental/ecological harm	(score 0-3)	
Harm to amenity	(score 0-3)	
Area extent of any harm	None – 0 Neighbour(s) only – 1 Local – 2 Widespread - 3	
Likely to set an undesirable precedent	No – 0 Yes - 1	
Breach of condition or Article 4 Direction	No – 0 Yes – 1	
Degree of harm to any conservation area or other particularly sensitive location	(score 0-3)	
Any other material considerations or exceptional circumstances (specify)	(score 0-3)	
<b>TOTAL POINTS (HARM SCORE)</b>		

- Only complaints which score 5 or above will be further investigated – though this does not necessarily mean that formal action will ultimately be considered to be expedient. Those with a lesser score will not normally be pursued, but may be informed of the breach and invited to remedy/regularise it. In both cases the complainant is to be notified of our actions. The above assessment will be used as a guidance tool in the decision-making process and prioritisation of cases, but the final decision in each case remains a matter of professional planning judgement. The 'trigger' score may be varied according to work pressures.